



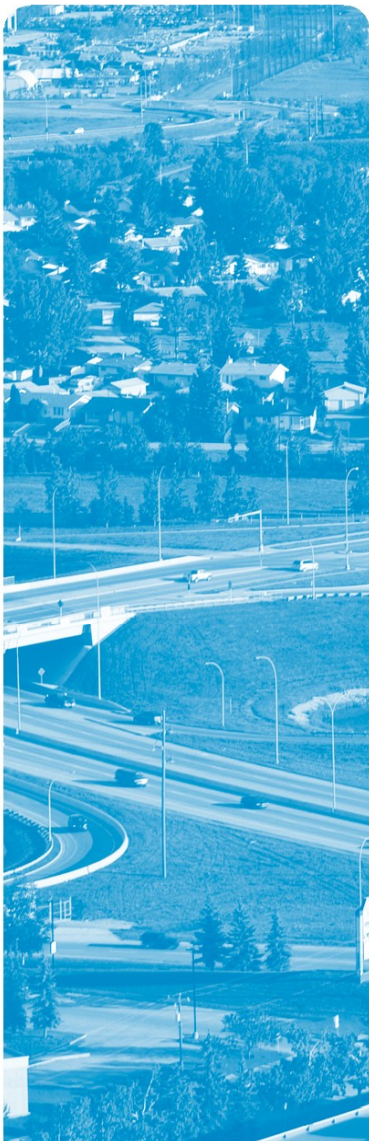
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MONTHLY STATISTICS PACKAGE

City of Calgary

June 2026



creb.com

June 2026

High-density supply impacts apartment condominium prices

Calgary, Alberta, July 2, 2026 - June sales in Calgary improved over May, reaching 2,197 units. Despite the monthly gains, sales were nearly four per cent lower than last year and just below the long-term average for June, largely due to pullbacks in apartment-style units. While sales are down across most price ranges so far this year, there have been gains in both the highest price ranges and the most affordable ranges across most property types.

“The easing of demand for resale homes does not come as a surprise given the recent decline in migration, which is impacting both rental demand and ownership demand for higher-density homes. The bigger change in our market relates to inventory, which has been on the rise in the rental, resale and new-home markets following several consecutive years of record-high housing starts,” said Ann-Marie Lurie, Chief Economist at the Calgary Real Estate Board (CREB®). “Inventory growth has mostly occurred in high-density homes, resulting in buyer’s market conditions and steep price adjustments for condominium apartments. While it will take time to absorb the high-density supply, detached supply growth has been limited and some districts are reporting record-high prices.”

New listings are starting to pull back compared with 2025 and the sales-to-new-listings ratio rose to 56 per cent. This has slowed the pace of inventory growth in the market and kept the months of supply at just over three months. This is considered a balanced range in the city, but conditions vary across property types, as the apartment condominium sector is experiencing buyer’s market conditions, with the months of supply at nearly five months and a sales-to-new-listings ratio of 45 per cent.

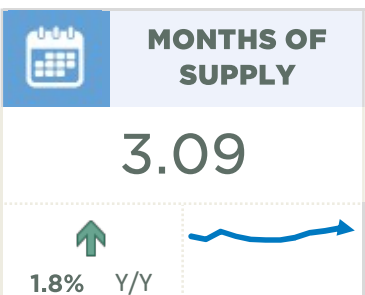
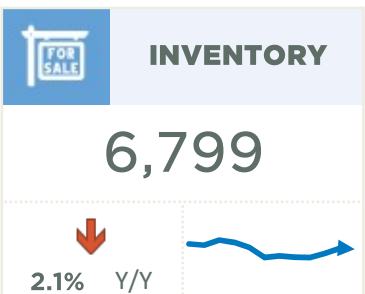
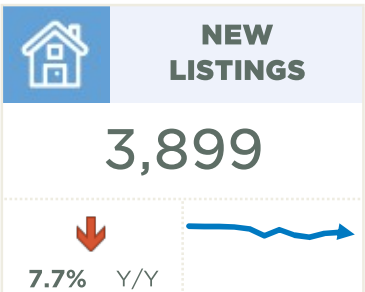
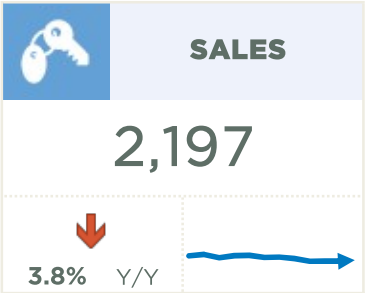
The range of conditions is also impacting prices. In June, the unadjusted benchmark price was \$572,500, up over the previous month and two per cent below levels reported last June. However, apartment-style properties have reported an annual decline nearing nine per cent, leaving condominium prices in June at \$299,000. Meanwhile, the benchmark price for a detached home rose over the previous month, reaching \$750,500, one per cent below last year’s level, with most of the adjustments driven by specific pockets of the market.



TOTAL RESIDENTIAL PRICE

\$ 572,500

↓ 2.1% Y/Y



DETACHED PRICE



\$ 750,500

↓ 1.4% Y/Y



SEMI-DETACHED PRICE



\$ 694,600

↑ 0.2% Y/Y



ROW PRICE



\$ 424,100

↓ 5.5% Y/Y



APARTMENT PRICE



\$ 299,000

↓ 9.0% Y/Y



June 2026

June 2026

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	1,202	1%	1,997	-7%	2,987	-4%	60%	2.49	-5%	\$750,500	-1%
Semi	234	10%	363	2%	584	5%	64%	2.50	-4%	\$694,600	0%
Row	338	-3%	608	-13%	1,152	-2%	56%	3.41	2%	\$424,100	-6%
Apartment	423	-20%	931	-9%	2,076	-2%	45%	4.91	23%	\$299,000	-9%
Total Residential	2,197	-4%	3,899	-8%	6,799	-2%	56%	3.09	2%	\$572,500	-2%

Year-to-Date

June 2026

	Sales		New Listings		Inventory		S/NL	Months of Supply		Benchmark Price	
	Actual	Y/Y%	Actual	Y/Y%	Actual	Y/Y%	Ratio	Actual	Y/Y%	Actual	Y/Y%
Detached	5,853	-3%	10,176	-6%	2,377	2%	58%	2.44	5%	\$740,550	-3%
Semi	1,150	-1%	1,928	-3%	505	16%	60%	2.64	17%	\$682,650	-1%
Row	1,829	-14%	3,546	-7%	1,000	12%	52%	3.28	30%	\$423,400	-6%
Apartment	2,260	-27%	5,262	-15%	1,810	3%	43%	4.80	40%	\$300,150	-9%
Total Residential	11,092	-11%	20,912	-8%	5,692	5%	53%	3.08	17%	\$564,483	-4%



Detached

Sales activity in June reached 1,202 units, in line with last year's levels, as gains for homes priced over \$1,000,000 and under \$600,000 offset pullbacks in the other price ranges. Sales growth in these segments was partly supported by increases in new listings and inventory growth in those same ranges. While overall inventories have remained in line with last year's levels and conditions remain relatively balanced, the pullback in new listings this month caused the sales-to-new-listings ratio to rise to 60 per cent. Despite balanced conditions citywide, the North East and East districts are experiencing excess supply relative to demand. In these districts, the months of supply is elevated and the sales-to-new-listings ratio is below 50 per cent. Relatively balanced conditions have supported monthly price gains since the start of the year. It is only the City Centre and West districts that have recorded enough of these gains to reach record-high prices in June. The West district, which has also been experiencing seller's market conditions, has reported the strongest year-over-year growth at nearly four per cent. Meanwhile, buyer's market conditions in the North East are contributing to price declines nearing seven per cent. As of June, the citywide benchmark price was \$750,500, up over the previous month and over one per cent lower than last year.



Semi-Detached

Improving sales in June were nearly enough to offset earlier pullbacks, leaving year-to-date sales down by only one per cent compared with last year. The 234 sales in June were met with 363 new listings, pushing the sales-to-new-listings ratio back above 60 per cent and slowing the pace of inventory growth compared with earlier in the year. With two and a half months of supply, conditions remained relatively balanced and continued to support stable prices. In June, the unadjusted benchmark was \$694,600, up over the previous month and similar to levels reported last June. Similar to the detached sector, price movements vary significantly across the city. Compared with last year, prices have improved in the North West, West and City Centre districts, reaching a new record high in June, while the steepest declines occurred in the North East at nearly six per cent.



Row

June saw a pullback in both sales and new listings activity, causing the sales-to-new-listings ratio to rise to 55 per cent. This prevented any further gains in inventory levels, which remain above long-term trends. With 1,152 units in inventory and 338 sales this month, the months of supply sat at nearly three and a half months. While this is higher than both the detached and semi-detached sectors, it remains within the upper end of a balanced range. Additional supply choice has led to price adjustments. Year-over-year declines have occurred across all districts, ranging from two per cent in the South to 10 per cent in both the North East and East districts. Unadjusted prices improved in June over the previous month, as gains in the City Centre, North West and South districts offset pullbacks in the East, North East, West and South East districts.

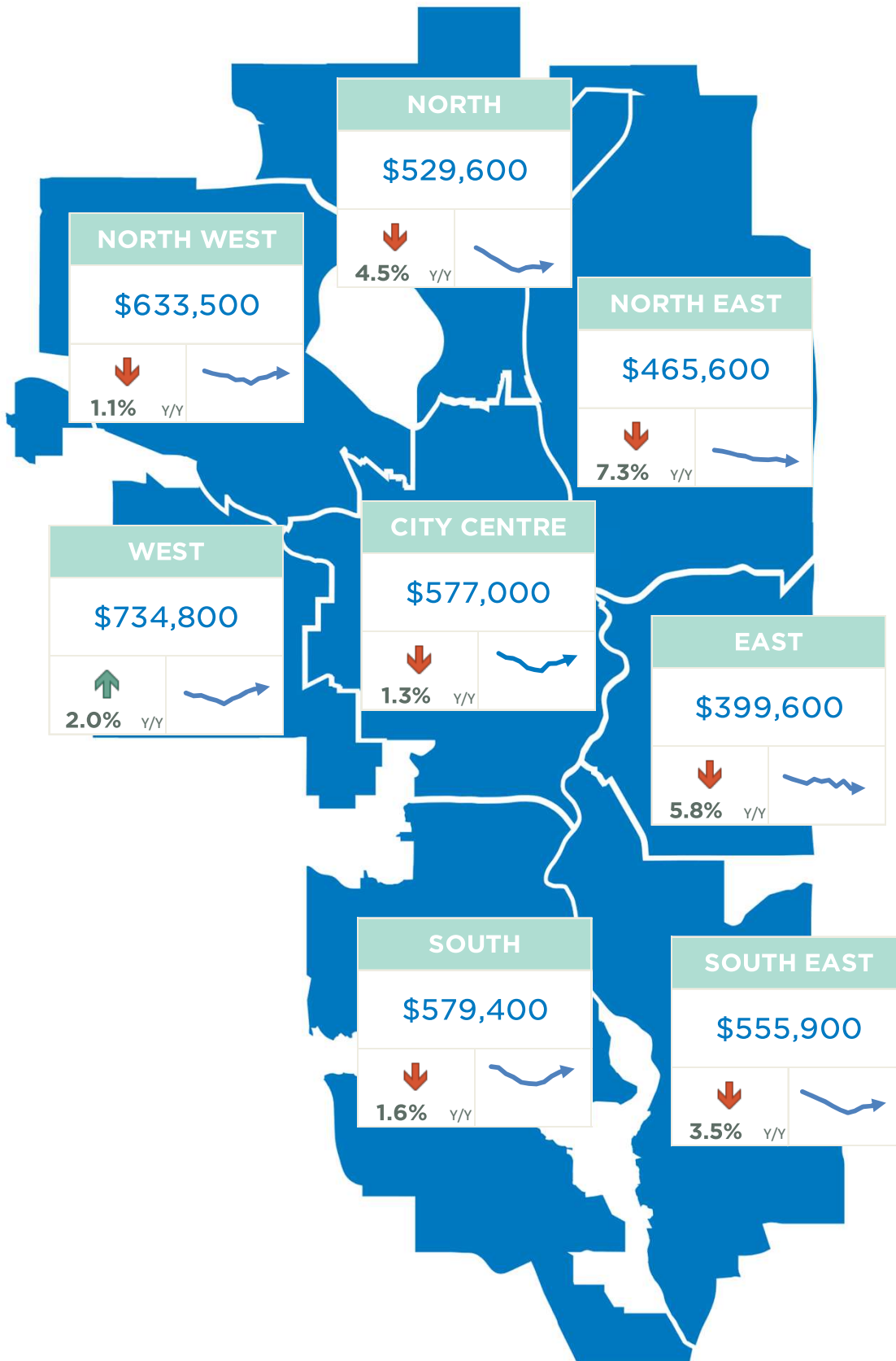


Apartment

Sales in June continued to fall compared with last year, causing year-to-date sales to decline by 26 per cent to a total of 2,260 units. While new listings eased this month, the 931 new listings and 423 sales kept the sales-to-new-listings ratio at 45 per cent. In June, inventory levels reached 2,076 units - slightly lower than last June's level but more than 24 per cent above typical inventory levels. This kept the months of supply at around five months, contributing to further price adjustments. In June, the unadjusted benchmark price was \$299,000, down over the previous month and nearly nine per cent lower than last year. Prices have declined across all districts, with decreases exceeding 14 per cent in the North East and East districts. The smallest decline occurred in the North West district at seven and a half per cent.

June 2026

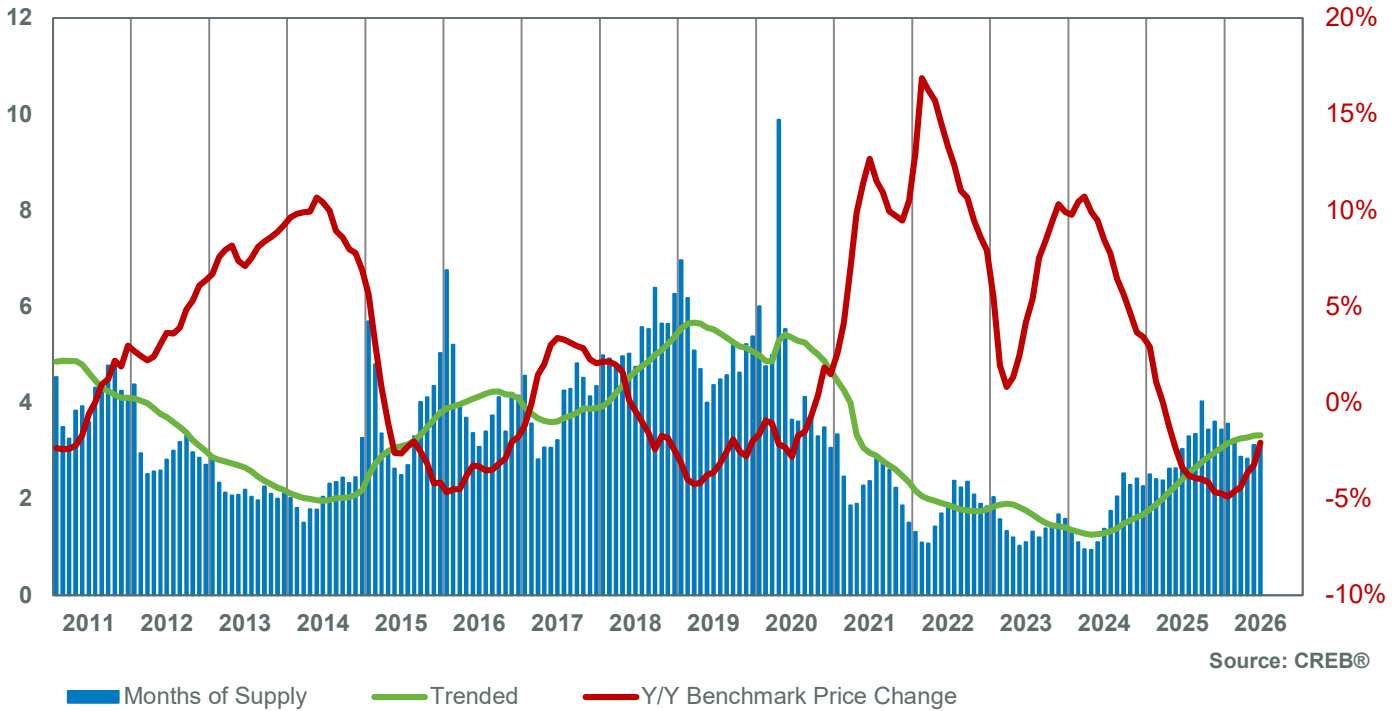
District Total Residential Benchmark Price



	Jun-25	Jun-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
CITY OF CALGARY						
Total Sales	2,284	2,197	-3.81%	12,396	11,092	-10.52%
Total Sales Volume	\$1,476,399,633	\$1,470,933,609	-0.37%	\$7,890,016,463	\$7,201,909,051	-8.72%
New Listings	4,223	3,899	-7.67%	22,844	20,912	-8.46%
Inventory	6,944	6,799	-2.09%	5,416	5,692	5.10%
Months of Supply	3.04	3.09	1.79%	2.62	3.08	17.46%
Sales to New Listings	54.08%	56.35%	2.26%	54.26%	53.04%	-1.22%
Sales to List Price	98.41%	98.02%	-0.39%	98.72%	98.09%	-0.64%
Days on Market	33	37	9.51%	32	38	17.92%
Benchmark Price	\$584,600	\$572,500	-2.07%	\$586,750	\$564,483	-3.79%
Median Price	\$595,000	\$592,500	-0.42%	\$585,000	\$580,000	-0.85%
Average Price	\$646,410	\$669,519	3.58%	\$636,497	\$649,289	2.01%
Index	274.5	268.8	-2.08%	276.9	265.8	-4.00%

MONTHS OF SUPPLY AND PRICE CHANGES

RESIDENTIAL



	Jun-25	Jun-26	Y/Y % Change	2025 YTD	2026 YTD	% Change
DETACHED						
Total Sales	1,192	1,202	0.84%	6,033	5,853	-2.98%
Total Sales Volume	\$978,132,825	\$1,014,077,396	3.67%	\$4,986,621,584	\$4,823,312,612	-3.27%
New Listings	2,144	1,997	-6.86%	10,856	10,176	-6.26%
Inventory	3,107	2,987	-3.86%	2,327	2,377	2.13%
Months of Supply	2.61	2.49	-4.66%	2.31	2.44	5.28%
Sales to New Listings Ratio	55.60%	60.19%	4.59%	55.57%	57.52%	1.94%
Sales to List Price Ratio	98.73%	98.56%	-0.16%	99.11%	98.60%	-0.51%
Days on Market	30	31	2.66%	29	32	13.12%
Benchmark Price	\$761,300	\$750,500	-1.42%	\$761,367	\$740,550	-2.73%
Median Price	\$720,000	\$715,000	-0.69%	\$723,000	\$703,350	-2.72%
Average Price	\$820,581	\$843,658	2.81%	\$826,558	\$824,075	-0.30%
APARTMENT						
Total Sales	531	423	-20.34%	3,076	2,260	-26.53%
Total Sales Volume	\$186,965,900	\$143,887,662	-23.04%	\$1,088,677,676	\$767,599,348	-29.49%
New Listings	1,024	931	-9.08%	6,207	5,262	-15.22%
Inventory	2,113	2,076	-1.75%	1,757	1,810	2.99%
Months of Supply	3.98	4.91	23.33%	3.43	4.80	40.17%
Sales to New Listings Ratio	51.86%	45.44%	-6.42%	49.56%	42.95%	-6.61%
Sales to List Price Ratio	97.50%	96.75%	-0.74%	97.74%	96.83%	-0.91%
Days on Market	41	49	19.03%	41	50	22.54%
Benchmark Price	\$328,400	\$299,000	-8.95%	\$329,350	\$300,150	-8.87%
Median Price	\$317,000	\$295,000	-6.94%	\$322,750	\$300,000	-7.05%
Average Price	\$352,102	\$340,160	-3.39%	\$353,926	\$339,646	-4.03%
CITY OF CALGARY SEMI-DETACHED						
Total Sales	212	234	10.38%	1,163	1,150	-1.12%
Total Sales Volume	\$148,702,888	\$166,556,376	12.01%	\$809,810,170	\$789,281,709	-2.53%
New Listings	357	363	1.68%	1,980	1,928	-2.63%
Inventory	554	584	5.42%	436	505	15.78%
Months of Supply	2.61	2.50	-4.50%	2.25	2.64	17.08%
Sales to New Listings Ratio	59.38%	64.46%	5.08%	58.74%	59.65%	0.91%
Sales to List Price Ratio	98.99%	97.97%	-1.03%	99.14%	98.16%	-0.99%
Days on Market	32	36	12.24%	30	41	33.97%
Benchmark Price	\$693,400	\$694,600	0.17%	\$686,417	\$682,650	-0.55%
Median Price	\$620,000	\$603,325	-2.69%	\$617,000	\$588,250	-4.66%
Average Price	\$701,429	\$711,779	1.48%	\$696,311	\$686,332	-1.43%
CITY OF CALGARY ROW						
Total Sales	349	338	-3.15%	2,124	1,829	-13.89%
Total Sales Volume	\$162,598,020	\$146,412,174	-9.95%	\$1,004,907,034	\$821,715,383	-18.23%
New Listings	698	608	-12.89%	3,801	3,546	-6.71%
Inventory	1,170	1,152	-1.54%	895	1,000	11.77%
Months of Supply	3.35	3.41	1.67%	2.53	3.28	29.80%
Sales to New Listings Ratio	50.00%	55.59%	5.59%	55.88%	51.58%	-4.30%
Sales to List Price Ratio	98.33%	97.68%	-0.66%	98.80%	97.95%	-0.86%
Days on Market	33	41	24.01%	32	40	26.95%
Benchmark Price	\$449,000	\$424,100	-5.55%	\$449,833	\$423,400	-5.88%
Median Price	\$442,000	\$410,000	-7.24%	\$455,000	\$425,000	-6.59%
Average Price	\$465,897	\$433,172	-7.02%	\$473,120	\$449,270	-5.04%

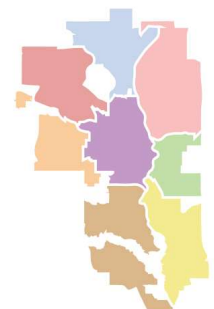
For a list of definitions, see page 29.

June 2026	Sales	New Listings	Sales to New Listings Ratio	Inventory	Months of Supply	Benchmark Price	Year-over-year benchmark price change	Month-over-month benchmark price change
Detached								
City Centre	134	235	57.02%	366	2.73	\$996,800	1.06%	1.15%
North East	127	266	47.74%	524	4.13	\$560,700	-6.80%	-0.57%
North	173	282	61.35%	434	2.51	\$651,600	-4.25%	0.68%
North West	168	269	62.45%	348	2.07	\$791,500	-0.64%	-0.94%
West	121	172	70.35%	230	1.90	\$1,025,000	3.72%	1.97%
South	243	380	63.95%	523	2.15	\$724,100	-2.10%	0.36%
South East	201	314	64.01%	434	2.16	\$700,800	-3.11%	-0.48%
East	32	74	43.24%	116	3.63	\$489,400	-5.03%	0.06%
TOTAL CITY	1,202	1,997	60.19%	2,987	2.49	\$750,500	-1.42%	0.36%
Apartment								
City Centre	177	399	44.36%	912	5.15	\$305,700	-8.86%	-0.10%
North East	21	58	36.21%	132	6.29	\$254,600	-14.59%	-2.08%
North	38	69	55.07%	172	4.53	\$301,000	-9.58%	0.07%
North West	41	76	53.95%	177	4.32	\$295,100	-7.55%	-1.83%
West	36	85	42.35%	173	4.81	\$327,300	-7.75%	-0.33%
South	56	120	46.67%	238	4.25	\$277,200	-9.59%	-1.07%
South East	46	97	47.42%	213	4.63	\$319,800	-7.76%	0.19%
East	8	27	29.63%	57	7.13	\$214,500	-15.42%	-2.41%
TOTAL CITY	423	931	45.44%	2,076	4.91	\$299,000	-8.95%	-0.47%
Semi-detached								
City Centre	71	95	74.74%	139	1.96	\$971,800	0.19%	1.76%
North East	20	45	44.44%	90	4.50	\$422,900	-6.15%	0.00%
North	21	41	51.22%	65	3.10	\$496,600	-1.41%	0.10%
North West	31	38	81.58%	61	1.97	\$699,400	3.26%	1.03%
West	25	39	64.10%	55	2.20	\$846,800	2.52%	0.32%
South	32	43	74.42%	77	2.41	\$534,900	-2.67%	-0.22%
South East	26	43	60.47%	66	2.54	\$504,300	-4.03%	-0.61%
East	7	14	50.00%	23	3.29	\$384,100	-3.83%	-0.36%
TOTAL CITY	234	363	64.46%	584	2.50	\$694,600	0.17%	0.96%
Row								
City Centre	37	79	46.84%	148	4.00	\$585,100	-4.33%	2.08%
North East	39	85	45.88%	185	4.74	\$345,500	-10.88%	-0.55%
North	43	106	40.57%	184	4.28	\$383,600	-9.16%	-0.36%
North West	31	60	51.67%	127	4.10	\$437,100	-2.85%	1.63%
West	52	61	85.25%	122	2.35	\$442,300	-4.88%	-2.15%
South	66	95	69.47%	153	2.32	\$391,000	-2.27%	0.93%
South East	61	102	59.80%	176	2.89	\$427,800	-7.58%	-0.19%
East	8	19	42.11%	52	6.50	\$274,900	-9.99%	0.62%
TOTAL CITY	338	608	55.59%	1,152	3.41	\$424,100	-5.55%	0.28%

*Total city figures can include activity from areas not yet represented by a community / district

City of Calgary

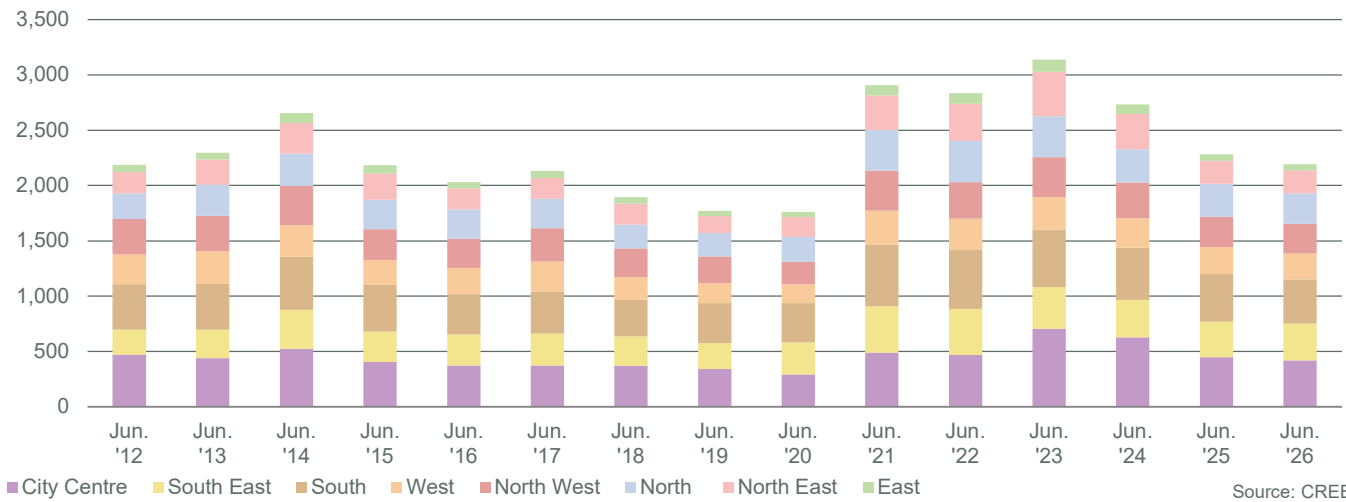
- City Centre
- West
- North
- South East
- North East
- South
- North West
- East



Jun. 2026

TOTAL SALES

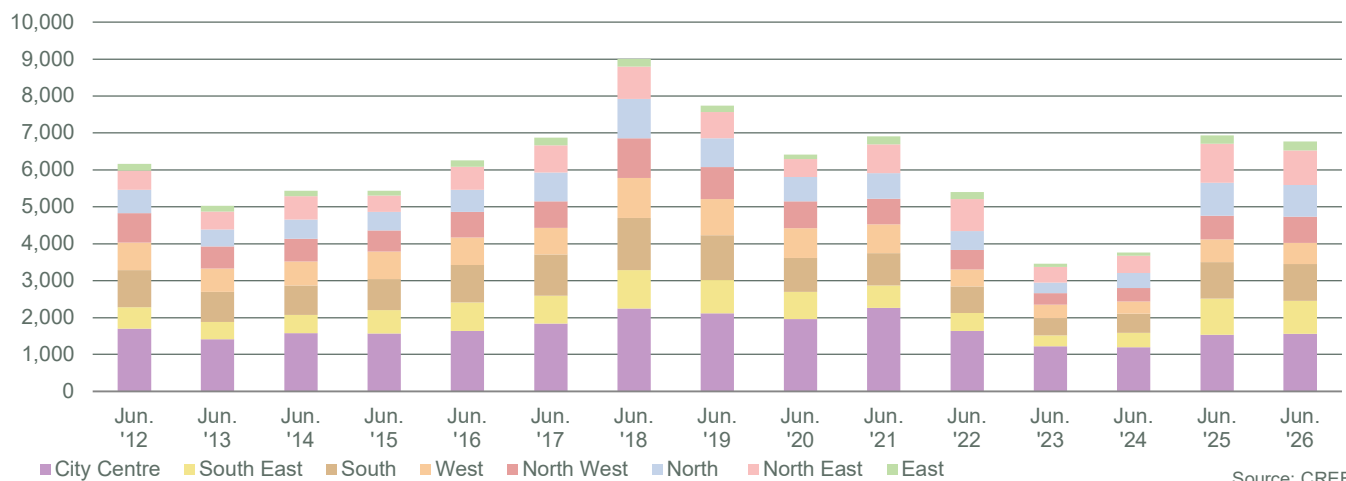
JUNE



Source: CREB®

TOTAL INVENTORY

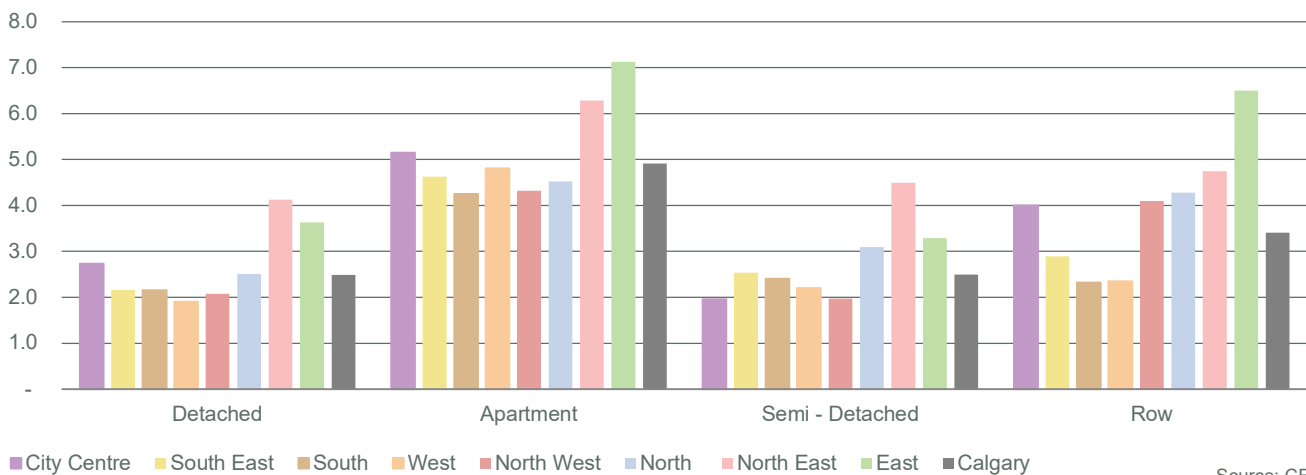
JUNE



Source: CREB®

MONTHS OF SUPPLY

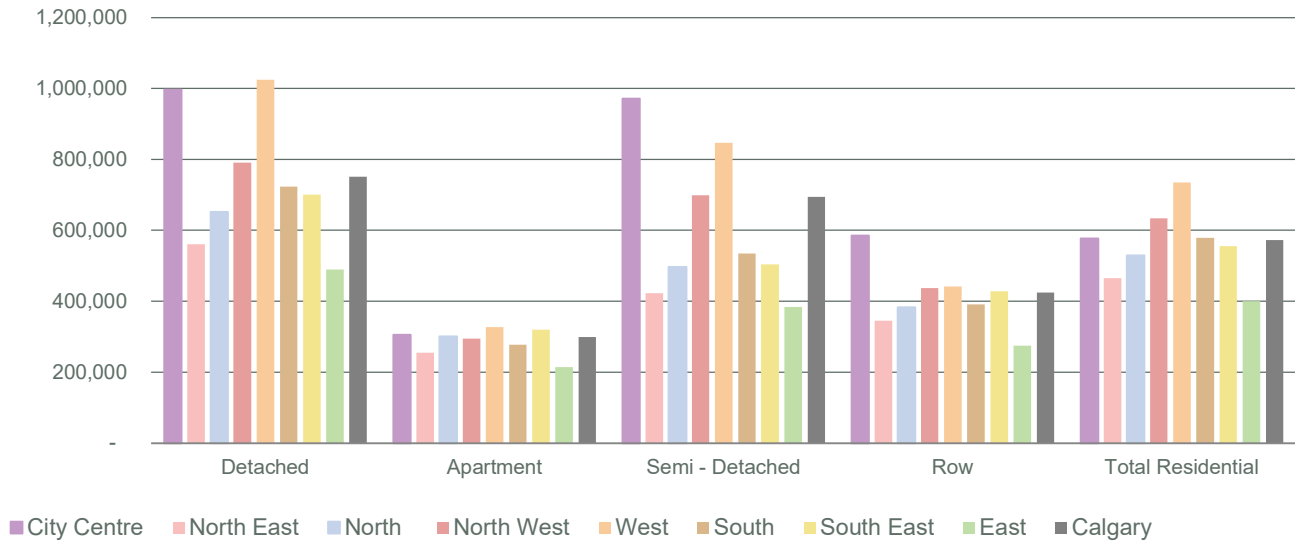
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Source: CREB®

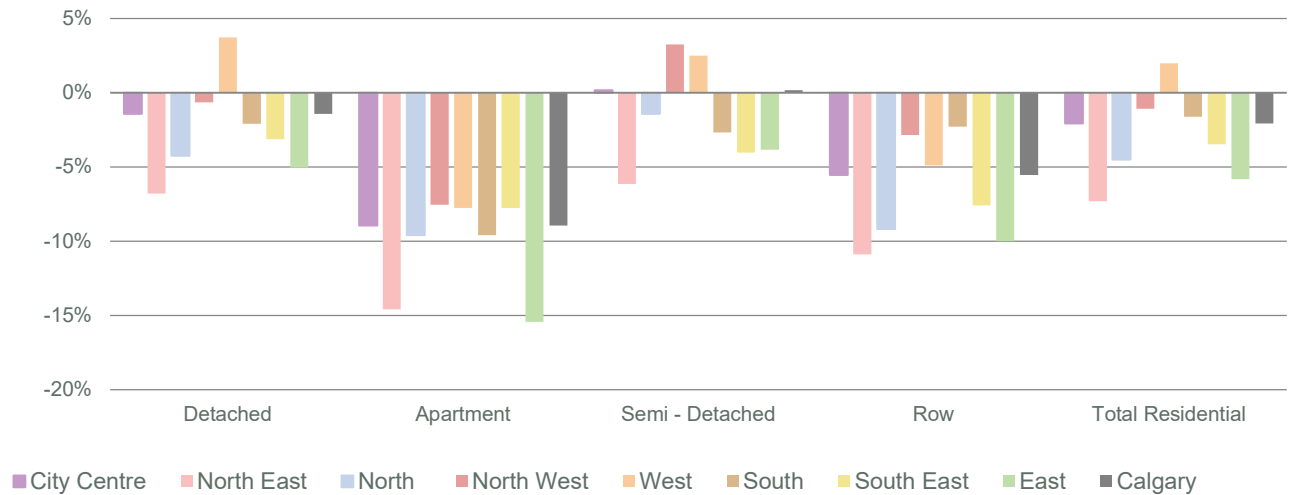
Jun. 2026

BENCHMARK PRICE - JUNE



Source: CREB®

YEAR OVER YEAR PRICE GROWTH COMPARISON - JUNE

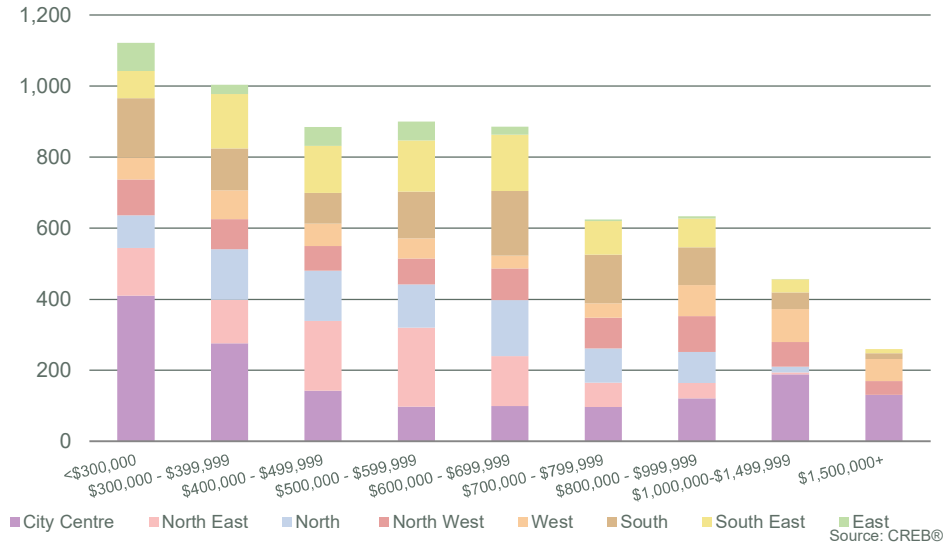


Source: CREB®

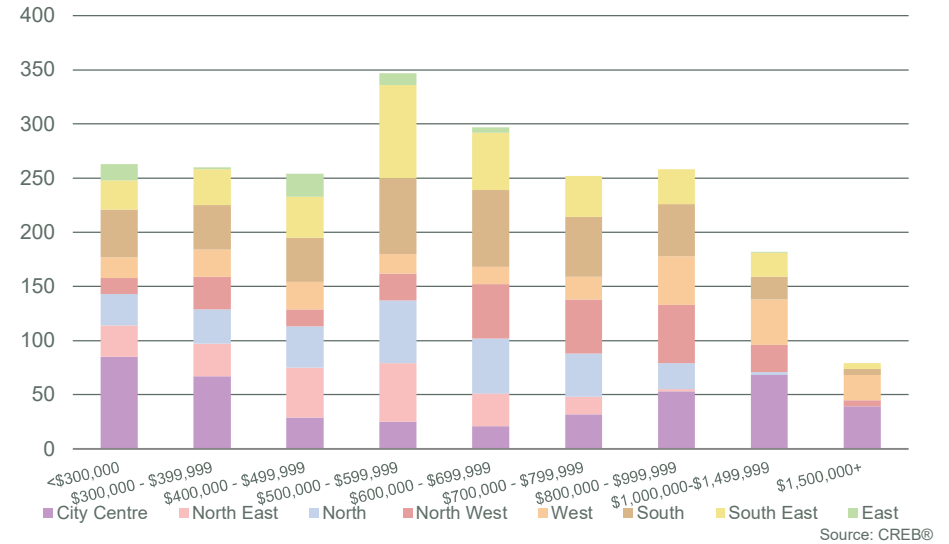
TYPICAL HOME ATTRIBUTES - DETACHED HOMES

	City Centre	North East	North	North West	West	South	South East	East	City of Calgary
Gross Living Area (Above Ground)	1257	1198	1396	1582	1769	1450	1522	1103	1410
Lot Size	5252	4119	4380	5349	5608	5242	4262	4871	4897
Above Ground Bedrooms	3	3	3	3	3	3	3	3	3
Year Built	1952	1985	1998	1994	1998	1984	2001	1973	1992
Full Bathrooms	2	2	2	2	2	2	2	2	2
Half Bathrooms	0	1	1	1	1	1	1	0	1

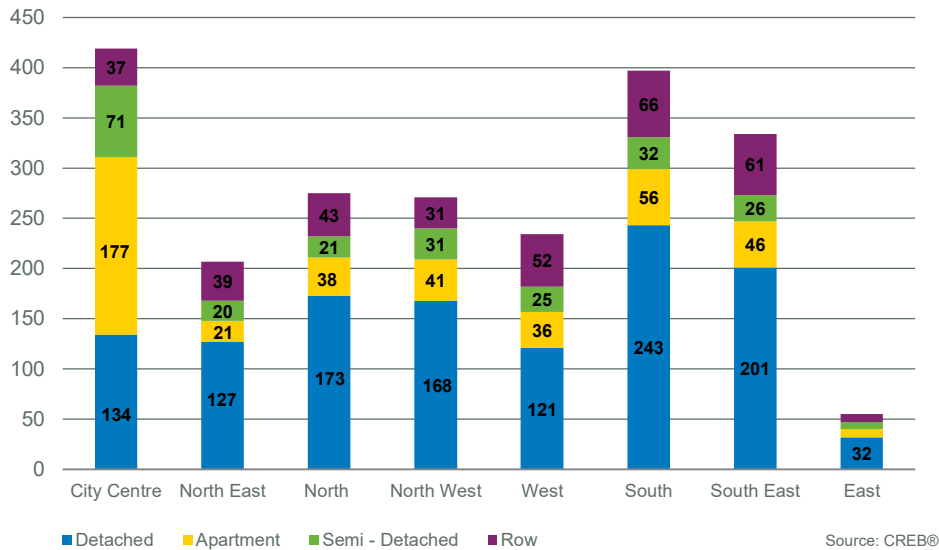
TOTAL INVENTORY BY PRICE RANGE - JUNE



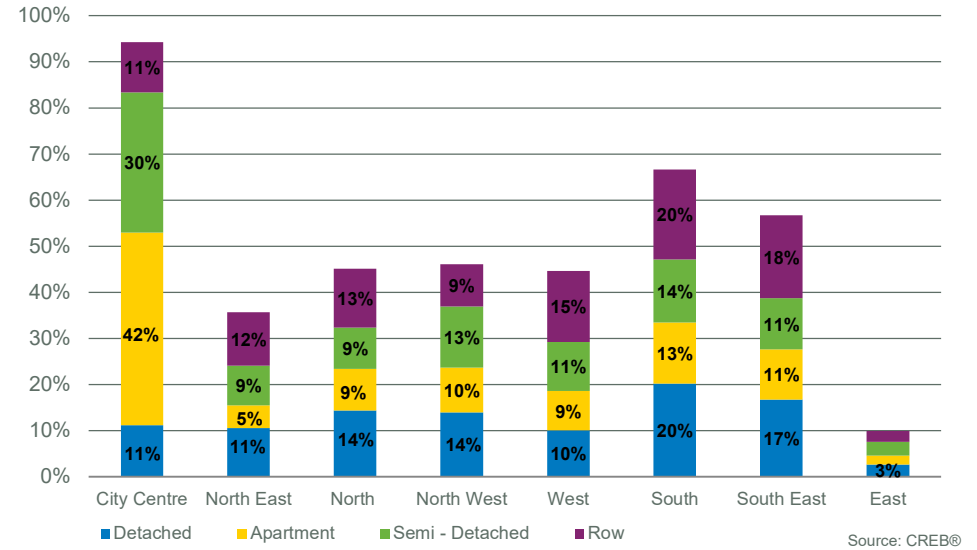
TOTAL SALES BY PRICE RANGE - JUNE



SALES BY PROPERTY TYPE - JUNE



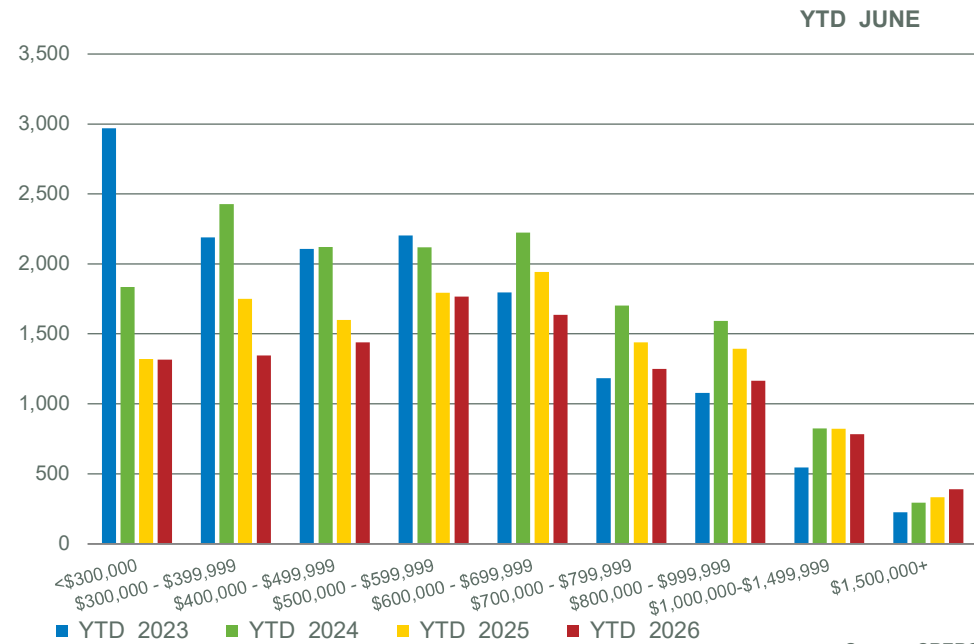
SHARE OF CITY WIDE SALES - JUNE



	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	1,449	1,718	2,156	2,230	2,559	2,284	2,096	1,986	1,716	1,879	1,547	1,123
New Listings	2,896	2,830	4,018	4,037	4,840	4,223	3,911	3,477	3,782	3,232	2,251	1,219
Inventory	3,640	4,147	5,153	5,868	6,744	6,944	6,919	6,659	6,919	6,472	5,587	3,873
Days on Market	41	33	29	29	32	33	37	38	42	43	49	53
Benchmark Price	581,800	586,300	590,300	589,200	588,300	584,600	581,100	576,000	571,400	566,200	559,000	554,700
Median Price	572,000	566,500	584,750	590,000	591,500	595,000	569,750	569,500	560,500	577,000	560,000	552,000
Average Price	604,961	612,528	639,578	646,566	650,228	646,410	617,291	612,165	615,813	643,261	616,045	605,325
Index	273	275	277	277	276	275	273	270	268	266	262	260
2026												
Sales	1,233	1,523	1,877	2,101	2,161	2,197						
New Listings	2,785	2,766	3,408	3,828	4,226	3,899						
Inventory	4,395	4,829	5,404	5,974	6,753	6,799						
Days on Market	54	42	35	35	34	37						
Benchmark Price	553,400	559,400	564,500	567,700	569,400	572,500						
Median Price	556,000	565,000	576,000	585,500	592,500	592,500						
Average Price	618,101	628,353	641,510	651,545	665,832	669,519						
Index	260	263	265	267	267	269						

	Jun-25	Jun-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	1	-
\$100,000 - \$149,999	-	3	9	15
\$150,000 - \$199,999	25	28	123	191
\$200,000 - \$249,999	85	91	411	471
\$250,000 - \$299,999	138	141	776	640
\$300,000 - \$349,999	150	125	916	648
\$350,000 - \$399,999	175	136	835	698
\$400,000 - \$449,999	123	116	804	681
\$450,000 - \$499,999	124	138	795	757
\$500,000 - \$549,999	160	171	841	871
\$550,000 - \$599,999	176	177	953	895
\$600,000 - \$649,999	195	143	1,007	848
\$650,000 - \$699,999	174	155	934	788
\$700,000 - \$749,999	146	140	788	667
\$750,000 - \$799,999	128	112	650	584
\$800,000 - \$849,999	88	95	527	408
\$850,000 - \$899,999	82	80	407	359
\$900,000 - \$949,999	53	52	260	204
\$950,000 - \$999,999	38	33	202	194
\$1,000,000 - \$1,299,999	110	132	630	600
\$1,300,000 - \$1,499,999	50	50	193	183
\$1,500,000 - \$1,999,999	42	43	207	228
\$2,000,000 +	22	36	127	162
	2,284	2,197	12,396	11,092

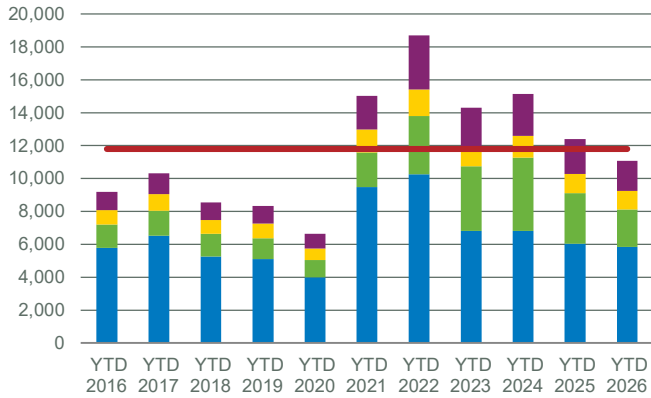
CITY OF CALGARY TOTAL SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY TOTAL SALES

YTD JUNE

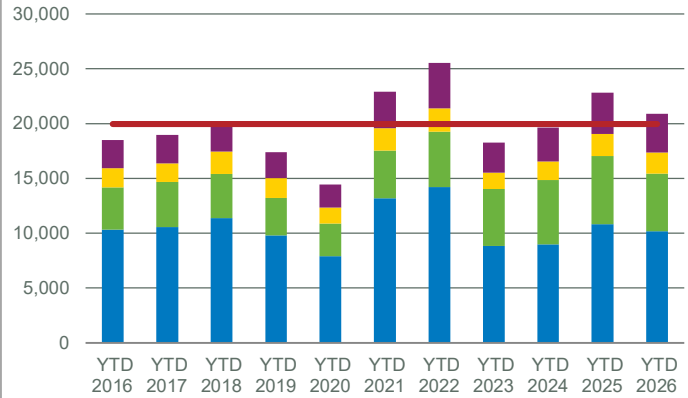


■ Detached ■ Apartment ■ Semi - Detached
■ Row — 10 Year Average

Source: CREB®

CITY OF CALGARY TOTAL NEW LISTINGS

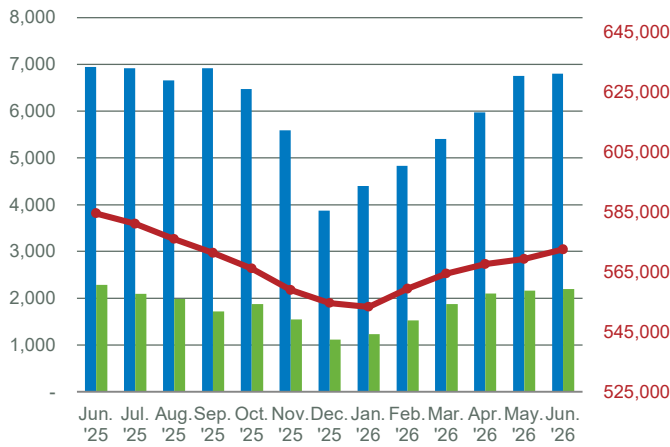
YTD JUNE



■ Detached ■ Apartment ■ Semi - Detached
■ Row — 10 Year Average

Source: CREB®

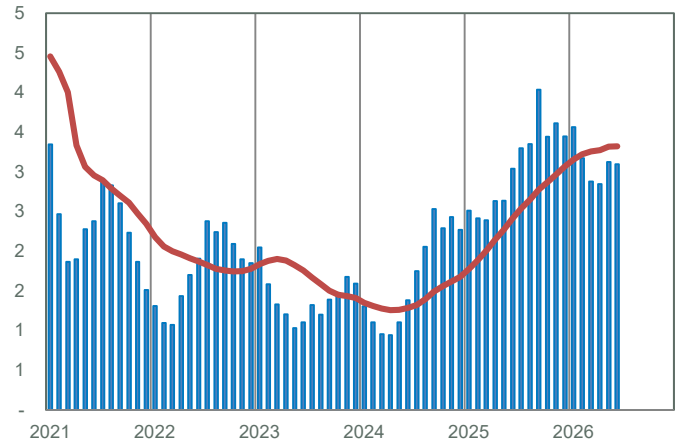
CITY OF CALGARY TOTAL INVENTORY AND SALES



■ Inventory ■ Sales — Benchmark Price

Source: CREB®

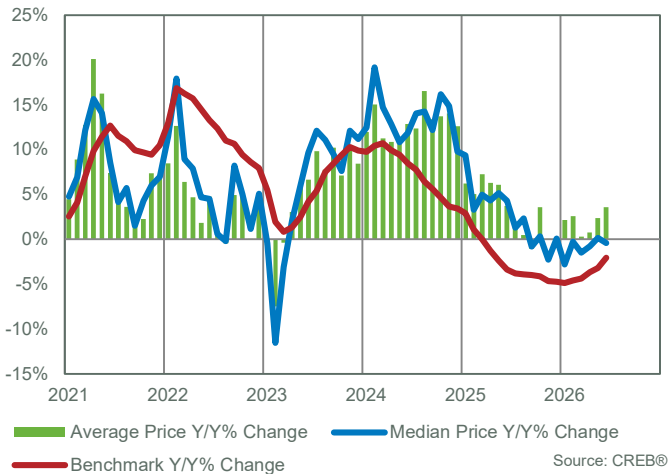
CITY OF CALGARY TOTAL MONTHS OF INVENTORY



■ Months of Supply — Trended

Source: CREB®
12 month moving average inventory

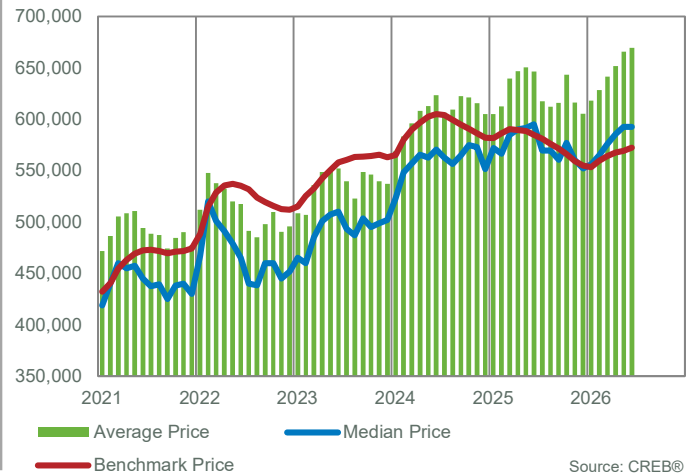
CITY OF CALGARY TOTAL PRICE CHANGE



■ Average Price Y/Y% Change ■ Median Price Y/Y% Change
— Benchmark Y/Y% Change

Source: CREB®

CITY OF CALGARY TOTAL PRICES



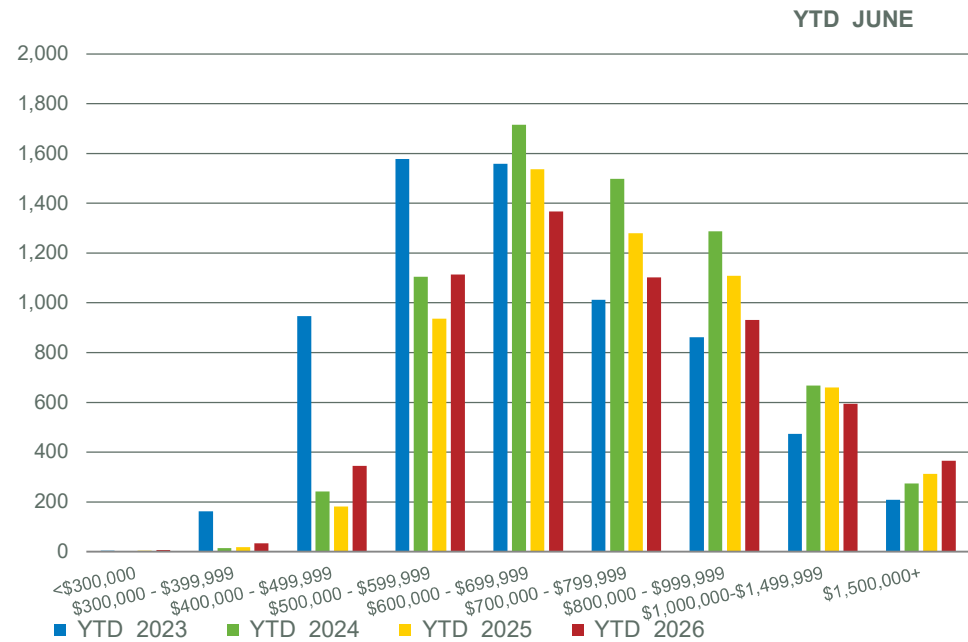
■ Average Price ■ Median Price
— Benchmark Price

Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	672	764	1,034	1,098	1,273	1,192	1,029	992	858	1,008	819	583
New Listings	1,229	1,265	1,894	1,907	2,417	2,144	1,887	1,747	1,904	1,593	1,075	559
Inventory	1,452	1,698	2,202	2,512	2,993	3,107	3,079	3,051	3,201	2,913	2,447	1,596
Days on Market	37	28	27	25	28	30	34	35	38	37	45	52
Benchmark Price	749,300	758,400	766,600	766,300	766,300	761,300	758,100	752,500	746,500	740,400	730,300	726,300
Median Price	698,194	720,000	731,750	725,000	730,000	720,000	705,000	689,500	690,000	698,000	672,036	675,000
Average Price	780,196	804,903	839,174	839,790	847,963	820,581	800,794	781,258	782,939	816,816	756,024	772,303
Index	309	312	316	316	316	314	312	310	308	305	301	299
2026												
Sales	656	734	977	1,092	1,192	1,202						
New Listings	1,240	1,268	1,614	1,862	2,195	1,997						
Inventory	1,753	1,946	2,189	2,470	2,917	2,987						
Days on Market	48	35	31	30	28	31						
Benchmark Price	724,000	734,300	741,300	745,400	747,800	750,500						
Median Price	675,000	688,500	700,000	709,900	715,000	715,000						
Average Price	780,750	808,712	809,042	830,098	844,436	843,658						
Index	298	302	305	307	308	309						

	Jun-25	Jun-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	1
\$200,000 - \$249,999	-	-	1	1
\$250,000 - \$299,999	1	1	2	4
\$300,000 - \$349,999	-	-	5	4
\$350,000 - \$399,999	3	5	13	29
\$400,000 - \$449,999	9	22	40	101
\$450,000 - \$499,999	31	49	141	243
\$500,000 - \$549,999	79	88	349	465
\$550,000 - \$599,999	125	137	586	648
\$600,000 - \$649,999	150	119	765	691
\$650,000 - \$699,999	146	134	772	676
\$700,000 - \$749,999	133	129	700	590
\$750,000 - \$799,999	115	101	580	512
\$800,000 - \$849,999	76	79	457	340
\$850,000 - \$899,999	67	63	312	275
\$900,000 - \$949,999	38	37	191	159
\$950,000 - \$999,999	29	28	148	156
\$1,000,000 - \$1,299,999	90	93	492	434
\$1,300,000 - \$1,499,999	41	40	167	159
\$1,500,000 - \$1,999,999	39	42	188	208
\$2,000,000 +	20	35	124	157
	1,192	1,202	6,033	5,853

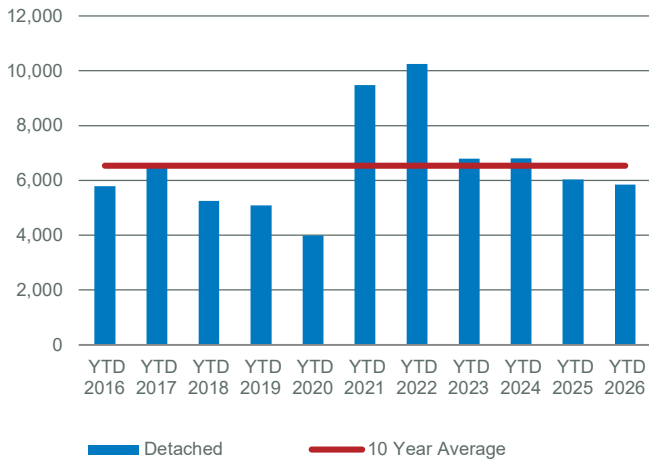
CITY OF CALGARY DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY DETACHED SALES

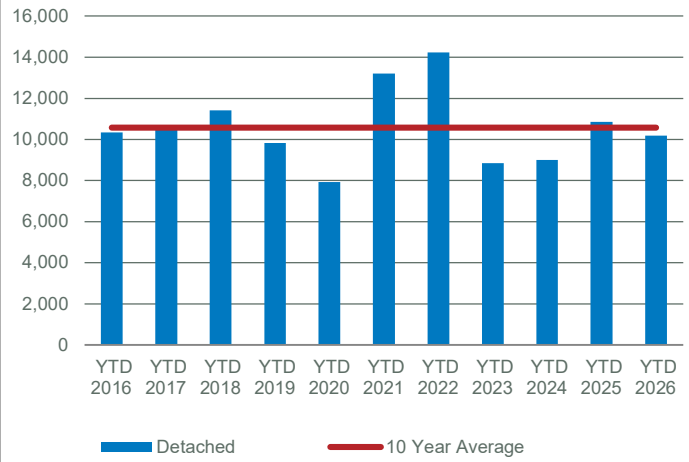
YTD JUNE



Source: CREB®

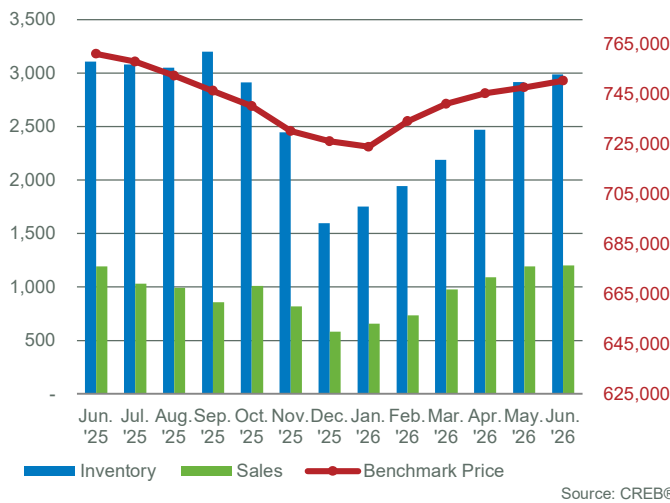
CITY OF CALGARY DETACHED NEW LISTINGS

YTD JUNE



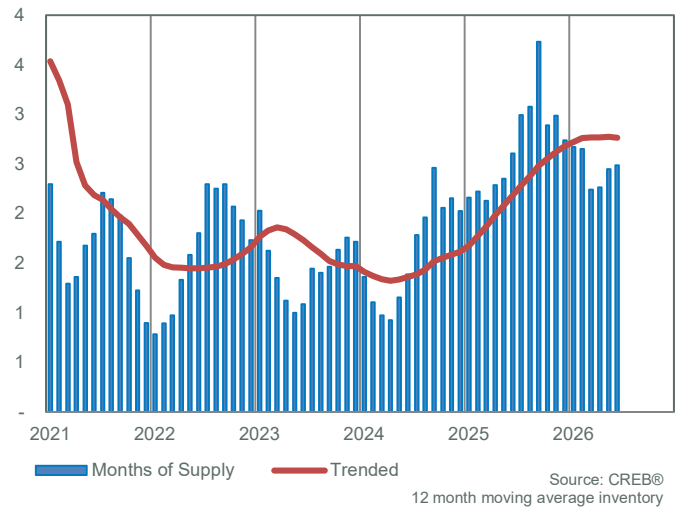
Source: CREB®

CITY OF CALGARY DETACHED INVENTORY AND SALES



Source: CREB®

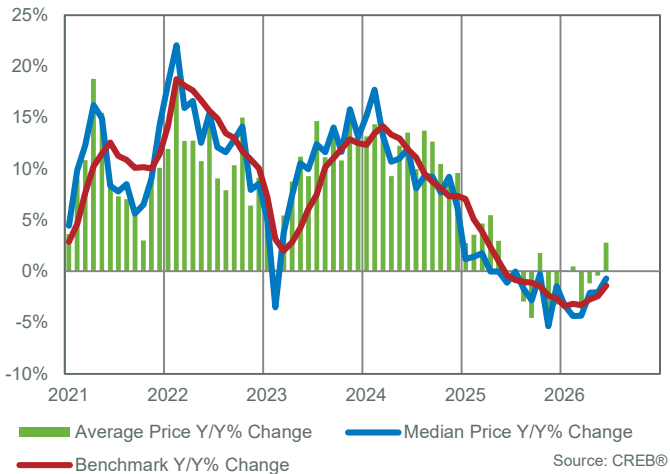
CITY OF CALGARY DETACHED MONTHS OF INVENTORY



Source: CREB®

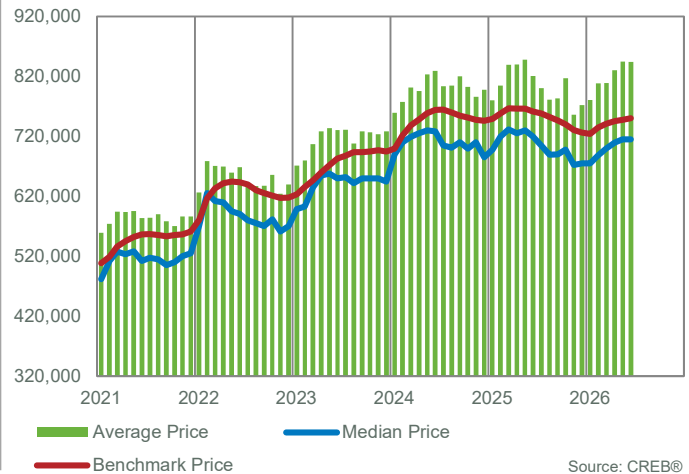
12 month moving average inventory

CITY OF CALGARY DETACHED PRICE CHANGE



Source: CREB®

CITY OF CALGARY DETACHED PRICES

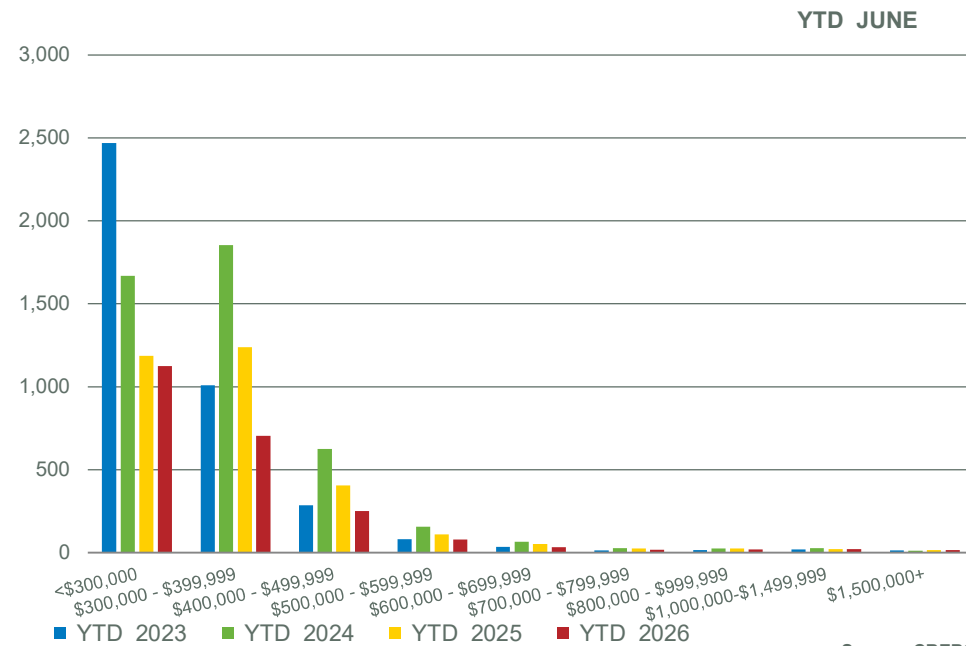


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	370	473	539	589	574	531	509	449	400	412	306	273
New Listings	922	852	1,092	1,086	1,231	1,024	1,016	879	927	791	556	353
Inventory	1,294	1,464	1,711	1,868	2,094	2,113	2,097	1,979	2,004	1,891	1,693	1,238
Days on Market	51	42	36	36	41	41	45	47	52	52	59	57
Benchmark Price	326,500	329,100	331,000	330,800	330,300	328,400	324,800	321,700	317,700	313,700	308,400	303,600
Median Price	311,500	330,000	328,000	327,500	318,000	317,000	310,000	308,000	318,000	302,250	296,900	290,000
Average Price	352,799	353,122	354,989	367,442	342,138	352,102	337,623	333,171	348,991	337,689	359,587	335,779
Index	251	253	254	254	254	252	249	247	244	241	237	233
2026												
Sales	273	345	384	432	403	423						
New Listings	786	754	885	945	961	931						
Inventory	1,436	1,581	1,776	1,920	2,070	2,076						
Days on Market	65	54	45	47	46	49						
Benchmark Price	301,200	298,600	300,300	301,400	300,400	299,000						
Median Price	295,438	303,500	305,000	303,500	295,000	295,000						
Average Price	331,713	355,934	344,063	340,263	325,666	340,160						
Index	231	229	231	231	231	230						

	Jun-25	Jun-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	1	-
\$100,000 - \$149,999	-	3	9	15
\$150,000 - \$199,999	25	28	121	183
\$200,000 - \$249,999	83	78	390	411
\$250,000 - \$299,999	119	110	665	514
\$300,000 - \$349,999	114	77	729	431
\$350,000 - \$399,999	99	57	509	273
\$400,000 - \$449,999	28	21	260	148
\$450,000 - \$499,999	19	12	145	101
\$500,000 - \$549,999	12	10	67	46
\$550,000 - \$599,999	8	4	42	34
\$600,000 - \$649,999	6	5	30	21
\$650,000 - \$699,999	3	1	21	11
\$700,000 - \$749,999	4	3	16	10
\$750,000 - \$799,999	3	-	9	6
\$800,000 - \$849,999	-	2	6	7
\$850,000 - \$899,999	-	3	10	6
\$900,000 - \$949,999	1	-	8	2
\$950,000 - \$999,999	-	-	2	5
\$1,000,000 - \$1,299,999	3	7	14	17
\$1,300,000 - \$1,499,999	1	1	8	5
\$1,500,000 - \$1,999,999	1	-	11	10
\$2,000,000 +	2	1	3	4
	531	423	3,076	2,260

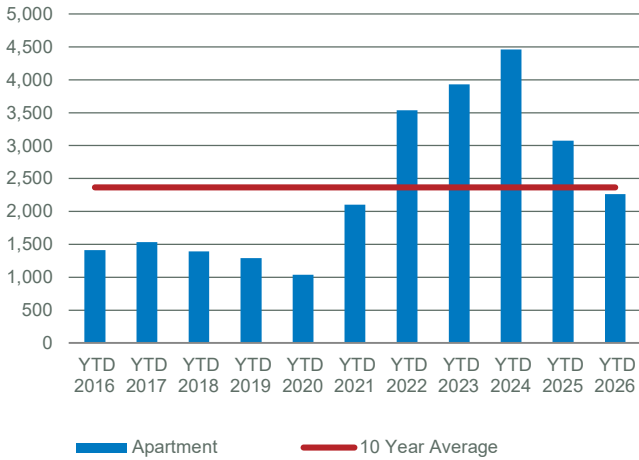
CITY OF CALGARY APARTMENT SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY APARTMENT SALES

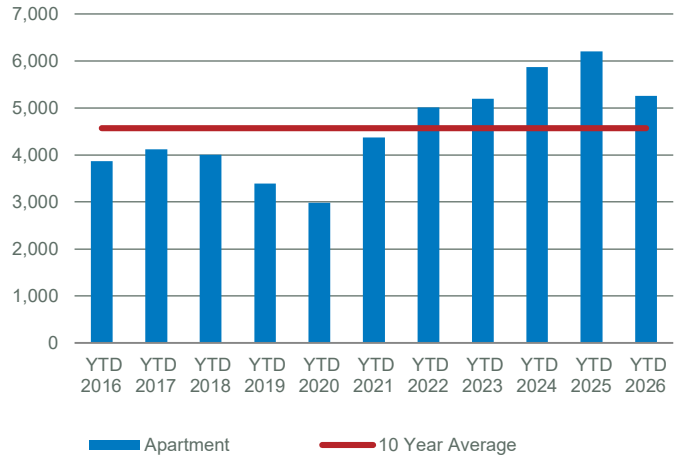
YTD JUNE



Source: CREB®

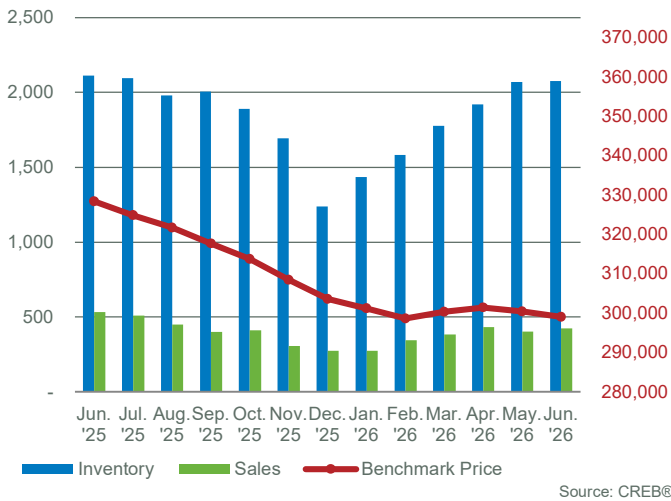
CITY OF CALGARY APARTMENT NEW LISTINGS

YTD JUNE



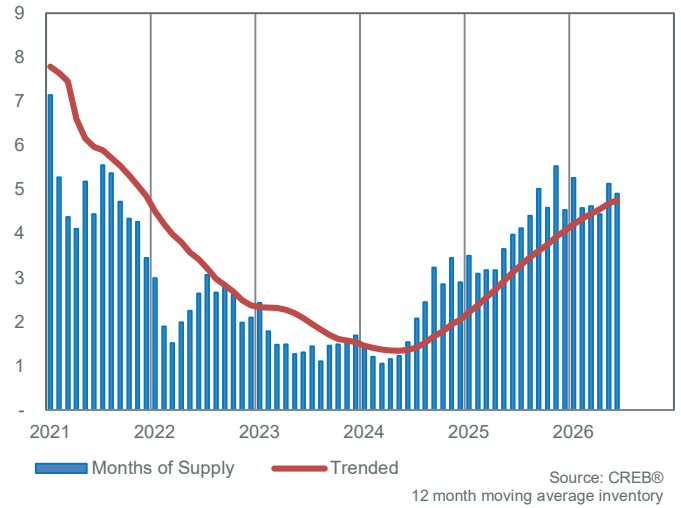
Source: CREB®

CITY OF CALGARY APARTMENT INVENTORY AND SALES



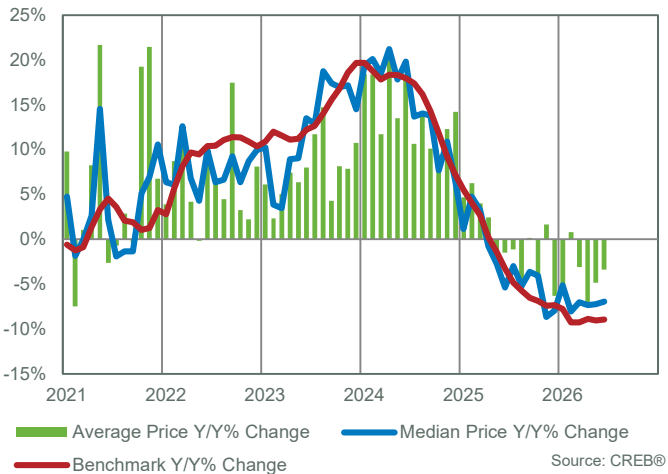
Source: CREB®

CITY OF CALGARY APARTMENT MONTHS OF INVENTORY



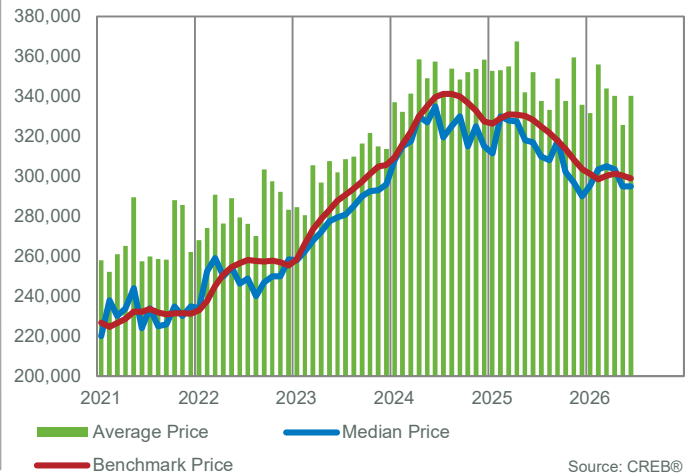
Source: CREB®
12 month moving average inventory

CITY OF CALGARY APARTMENT PRICE CHANGE



Source: CREB®

CITY OF CALGARY APARTMENT PRICES

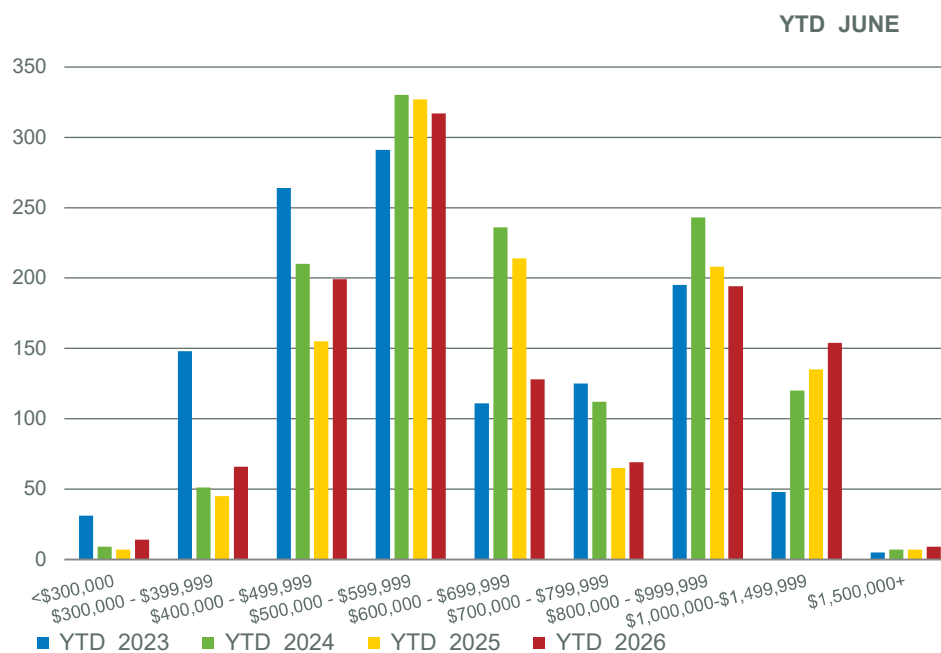


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	160	164	184	188	255	212	187	206	155	186	165	96
New Listings	272	240	334	350	427	357	329	310	362	328	225	102
Inventory	302	325	412	485	540	554	547	529	619	613	546	385
Days on Market	36	32	28	25	29	32	34	35	37	39	45	54
Benchmark Price	671,600	682,000	688,500	688,800	694,200	693,400	693,100	683,800	684,600	679,900	668,400	663,700
Median Price	589,257	640,000	616,500	620,000	607,000	620,000	605,000	586,750	575,000	574,000	590,000	586,800
Average Price	667,063	715,791	714,510	694,405	686,155	701,429	693,191	657,177	688,523	669,865	661,236	663,064
Index	359	364	368	368	371	370	370	365	366	363	357	355
2026												
Sales	118	174	194	214	216	234						
New Listings	254	254	325	359	373	363						
Inventory	421	416	480	538	592	584						
Days on Market	61	45	38	38	36	36						
Benchmark Price	664,200	679,000	682,900	687,200	688,000	694,600						
Median Price	583,500	588,500	585,000	606,550	575,000	603,325						
Average Price	665,026	673,108	705,356	691,156	659,190	711,779						
Index	355	363	365	367	368	371						

	Jun-25	Jun-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	-	-
\$200,000 - \$249,999	-	2	-	5
\$250,000 - \$299,999	2	1	7	9
\$300,000 - \$349,999	3	3	12	15
\$350,000 - \$399,999	8	8	33	51
\$400,000 - \$449,999	12	14	59	72
\$450,000 - \$499,999	20	29	96	127
\$500,000 - \$549,999	24	39	140	188
\$550,000 - \$599,999	24	19	187	129
\$600,000 - \$649,999	28	13	133	77
\$650,000 - \$699,999	11	10	81	51
\$700,000 - \$749,999	7	4	32	32
\$750,000 - \$799,999	6	7	33	37
\$800,000 - \$849,999	11	14	46	55
\$850,000 - \$899,999	12	11	66	64
\$900,000 - \$949,999	11	15	50	42
\$950,000 - \$999,999	8	5	46	33
\$1,000,000 - \$1,299,999	16	31	119	140
\$1,300,000 - \$1,499,999	8	8	16	14
\$1,500,000 - \$1,999,999	1	1	7	8
\$2,000,000 +	-	-	-	1
	212	234	1,163	1,150

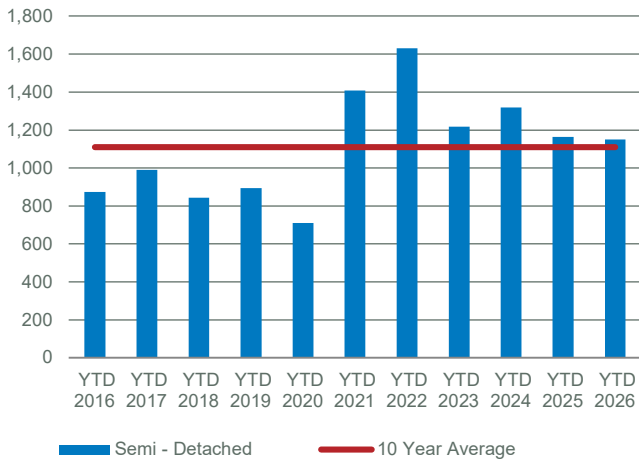
CITY OF CALGARY SEMI-DETACHED SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. SALES

YTD JUNE



Source: CREB®

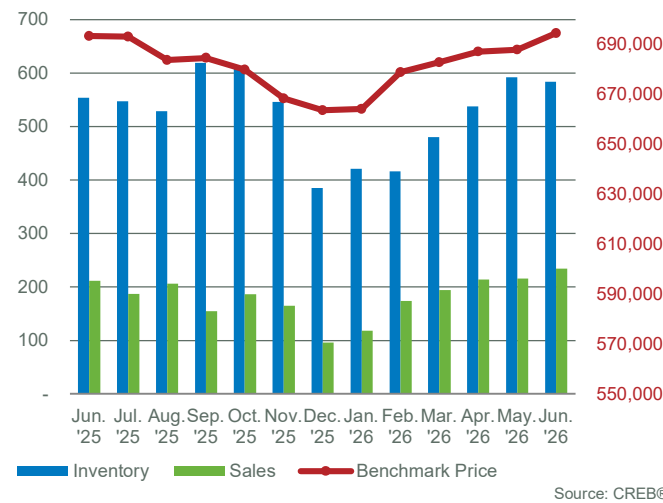
CITY OF CALGARY SEMI-DET. NEW LISTINGS

YTD JUNE



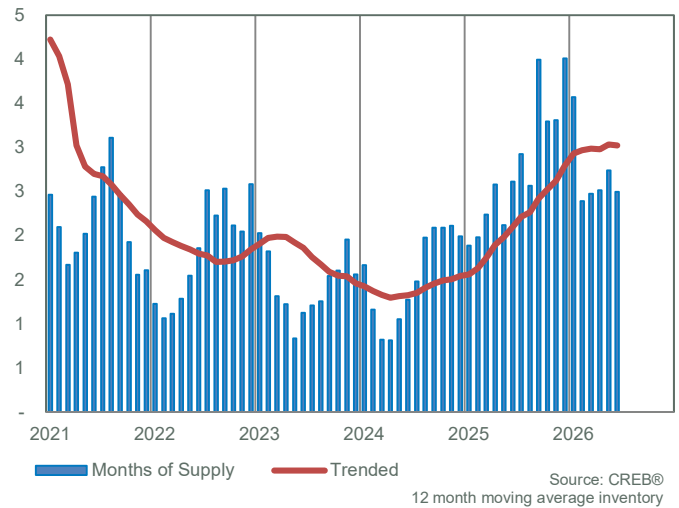
Source: CREB®

CITY OF CALGARY SEMI-DET. INVENTORY AND SALES



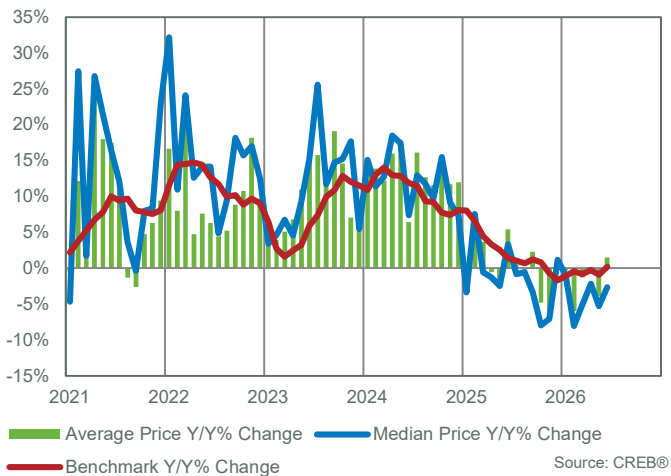
Source: CREB®

CITY OF CALGARY SEMI-DET. MONTHS OF INVENTORY



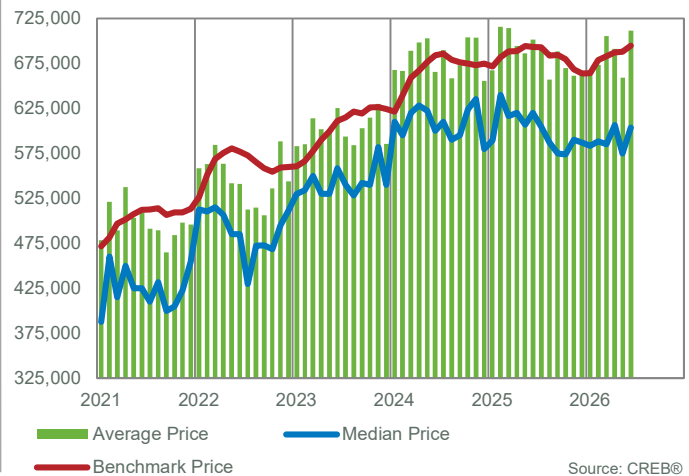
Source: CREB®
12 month moving average inventory

CITY OF CALGARY SEMI-DET. PRICE CHANGE



Source: CREB®

CITY OF CALGARY SEMI-DET. PRICES

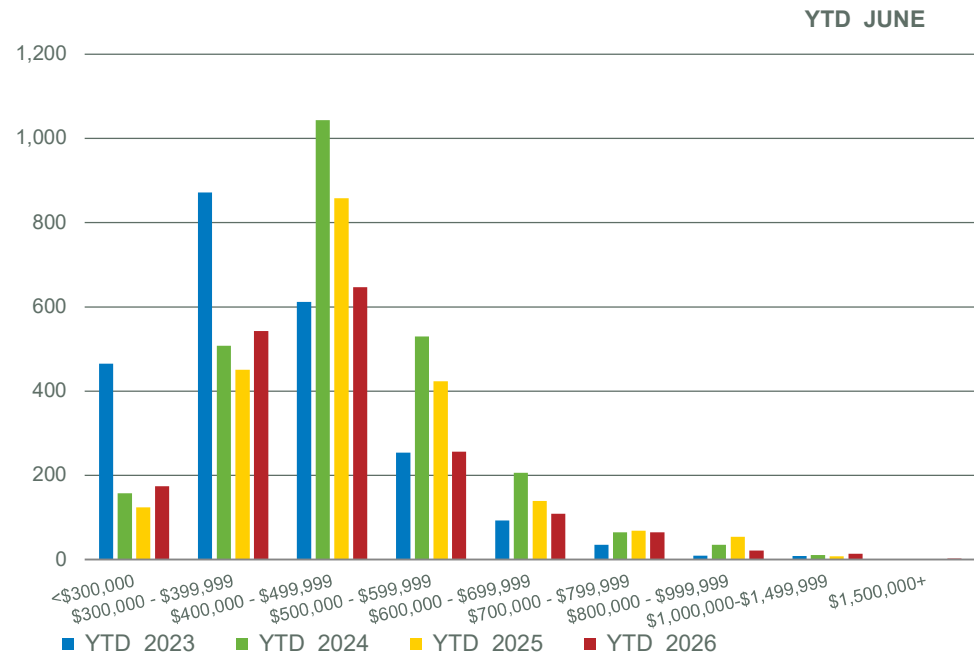


Source: CREB®

	Jan.	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sept.	Oct.	Nov.	Dec.
2025												
Sales	247	317	399	355	457	349	371	339	303	273	257	171
New Listings	473	473	698	694	765	698	679	541	589	520	395	205
Inventory	592	660	828	1,003	1,117	1,170	1,196	1,100	1,095	1,055	901	654
Days on Market	39	31	27	30	33	33	37	40	45	50	53	50
Benchmark Price	444,600	446,300	452,400	455,000	451,700	449,000	445,700	439,100	436,600	429,500	425,400	420,900
Median Price	449,500	465,000	455,000	470,000	449,000	442,000	434,900	435,000	420,000	429,900	425,000	410,000
Average Price	465,712	482,527	472,221	486,708	466,345	465,897	453,768	459,523	457,613	445,472	446,304	433,951
Index	289	290	294	295	293	291	289	285	283	279	276	273
2026												
Sales	186	270	322	363	350	338						
New Listings	505	490	584	662	697	608						
Inventory	785	886	959	1,046	1,174	1,152						
Days on Market	53	44	37	37	38	41						
Benchmark Price	421,300	424,100	424,500	423,500	422,900	424,100						
Median Price	412,250	444,250	435,000	439,000	423,450	410,000						
Average Price	435,033	457,292	449,446	461,511	453,338	433,172						
Index	273	275	276	275	274	275						

	Jun-25	Jun-26	YTD 2025	YTD 2026
CALGARY TOTAL SALES				
<\$100,000	-	-	-	-
\$100,000 - \$149,999	-	-	-	-
\$150,000 - \$199,999	-	-	2	7
\$200,000 - \$249,999	2	11	20	54
\$250,000 - \$299,999	16	29	102	113
\$300,000 - \$349,999	33	45	170	198
\$350,000 - \$399,999	65	66	280	345
\$400,000 - \$449,999	74	59	445	360
\$450,000 - \$499,999	54	48	413	286
\$500,000 - \$549,999	45	34	285	172
\$550,000 - \$599,999	19	17	138	84
\$600,000 - \$649,999	11	6	79	59
\$650,000 - \$699,999	14	10	60	50
\$700,000 - \$749,999	2	4	40	35
\$750,000 - \$799,999	4	4	28	29
\$800,000 - \$849,999	1	-	18	6
\$850,000 - \$899,999	3	3	19	14
\$900,000 - \$949,999	3	-	11	1
\$950,000 - \$999,999	1	-	6	-
\$1,000,000 - \$1,299,999	1	1	5	9
\$1,300,000 - \$1,499,999	-	1	2	5
\$1,500,000 - \$1,999,999	1	-	1	2
\$2,000,000 +	-	-	-	-
	349	338	2,124	1,829

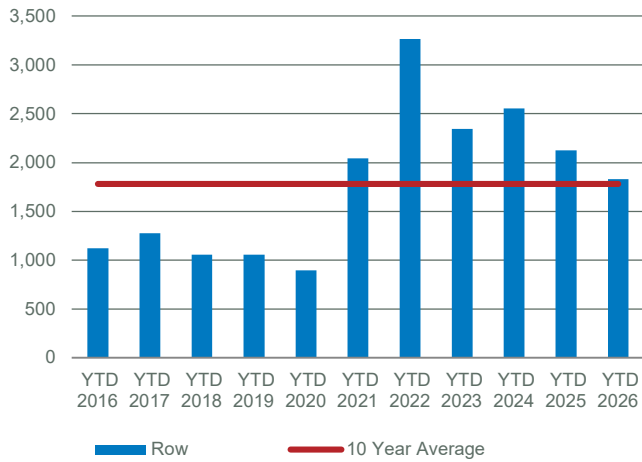
CITY OF CALGARY ROW SALES BY PRICE RANGE



Source: CREB®

CITY OF CALGARY ROW SALES

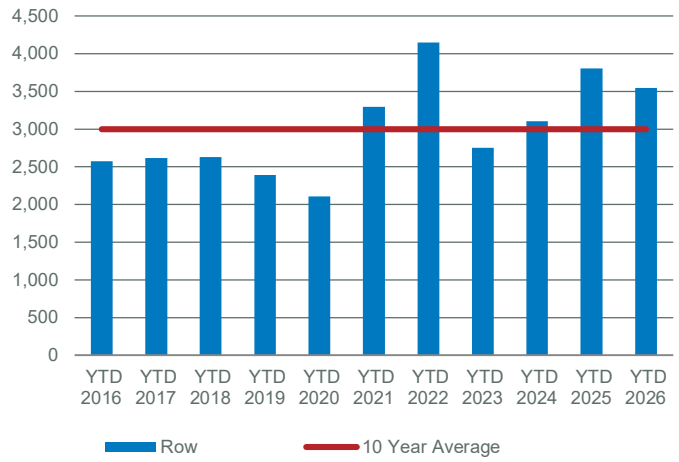
YTD JUNE



Source: CREB®

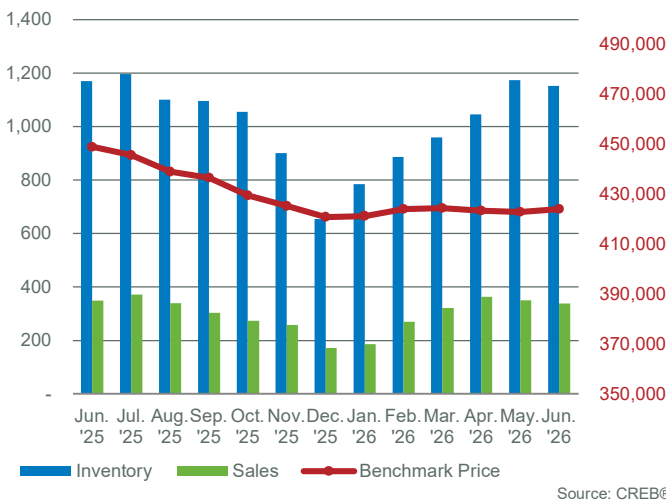
CITY OF CALGARY ROW NEW LISTINGS

YTD JUNE



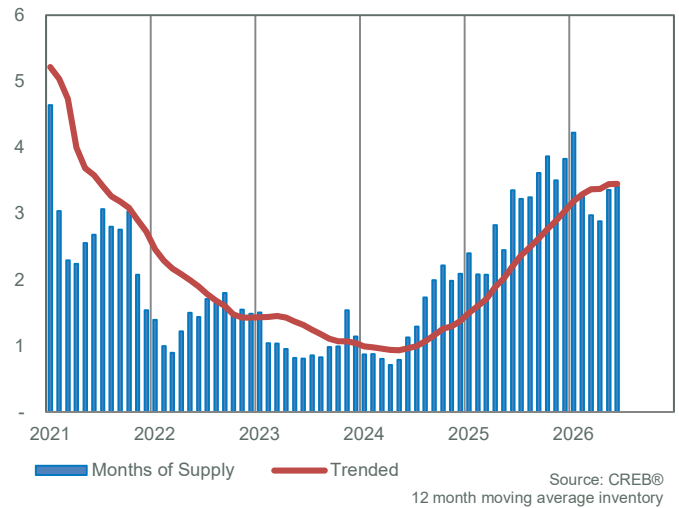
Source: CREB®

CITY OF CALGARY ROW INVENTORY AND SALES



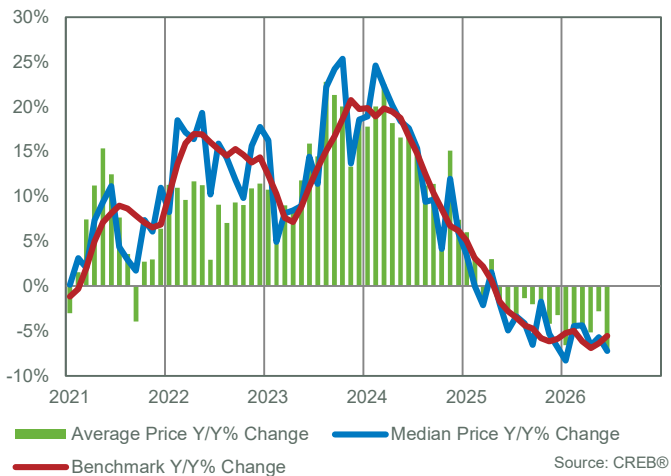
Source: CREB®

CITY OF CALGARY ROW MONTHS OF INVENTORY



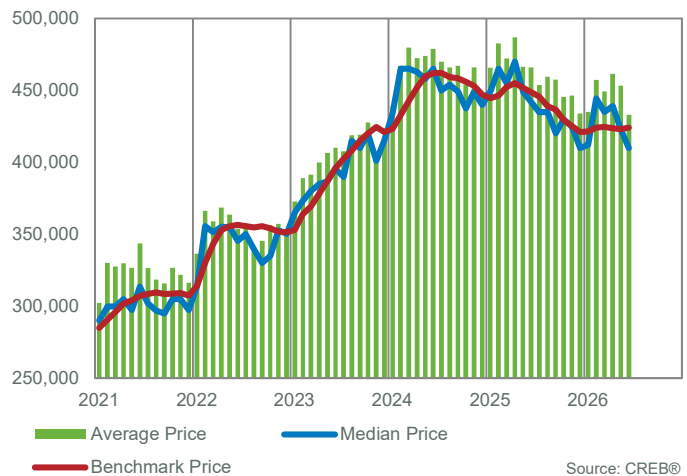
Source: CREB®
12 month moving average inventory

CITY OF CALGARY ROW PRICE CHANGE



Source: CREB®

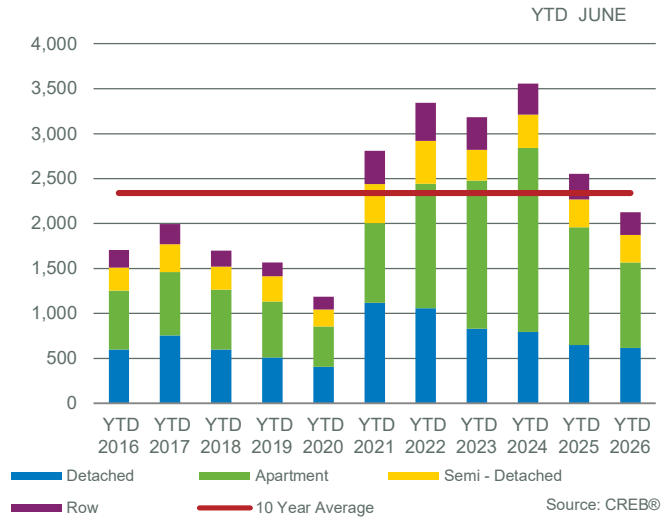
CITY OF CALGARY ROW PRICES



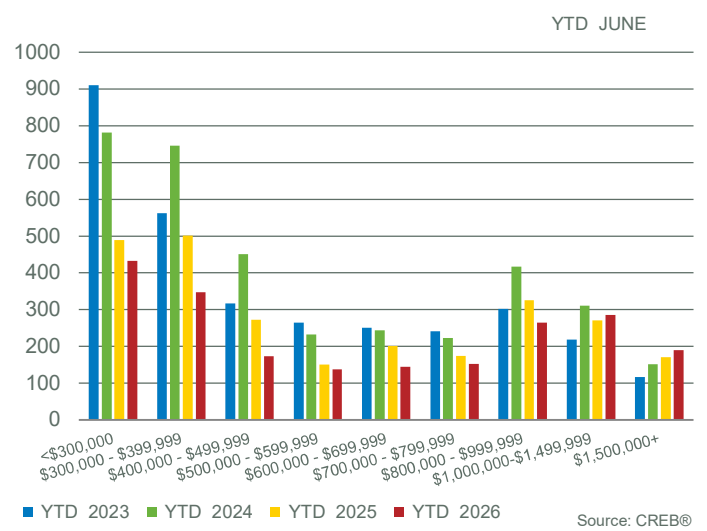
Source: CREB®

CITY CENTRE

CITY CENTRE TOTAL SALES



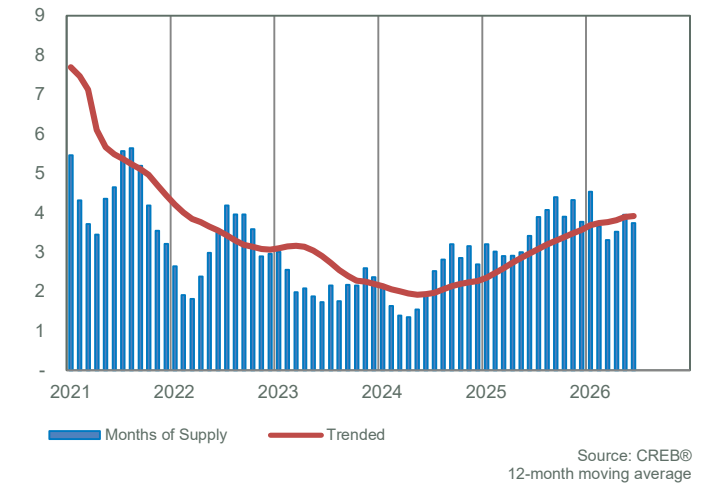
CITY CENTRE TOTAL SALES BY PRICE RANGE



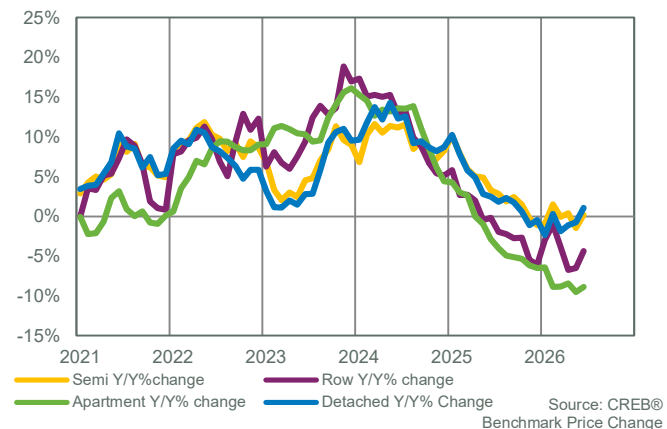
CITY CENTRE INVENTORY AND SALES



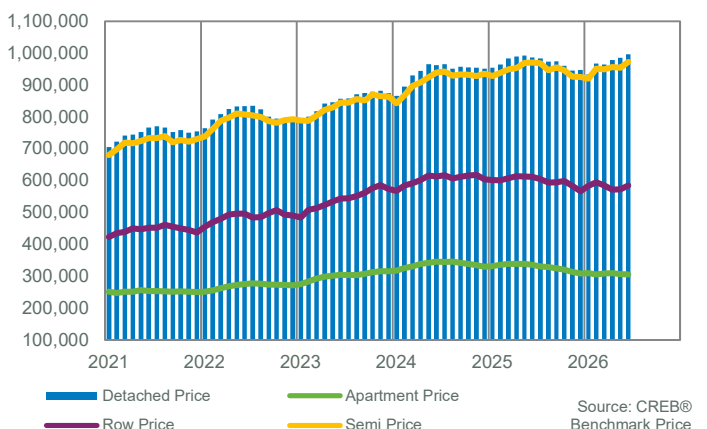
CITY CENTRE MONTHS OF INVENTORY



CITY CENTRE PRICE CHANGE

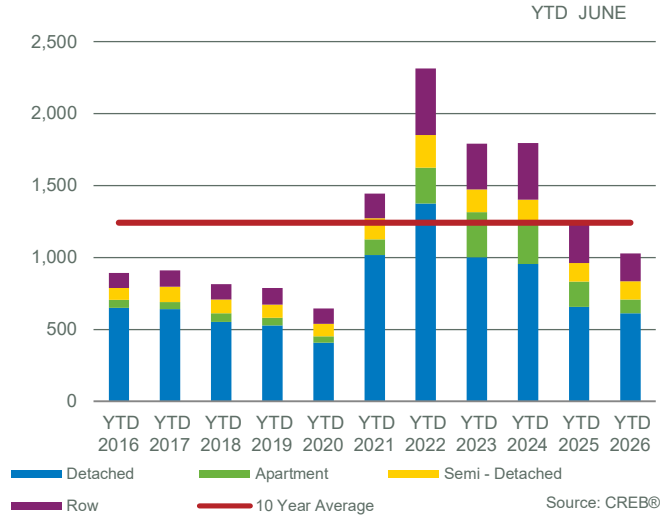


CITY CENTRE PRICES

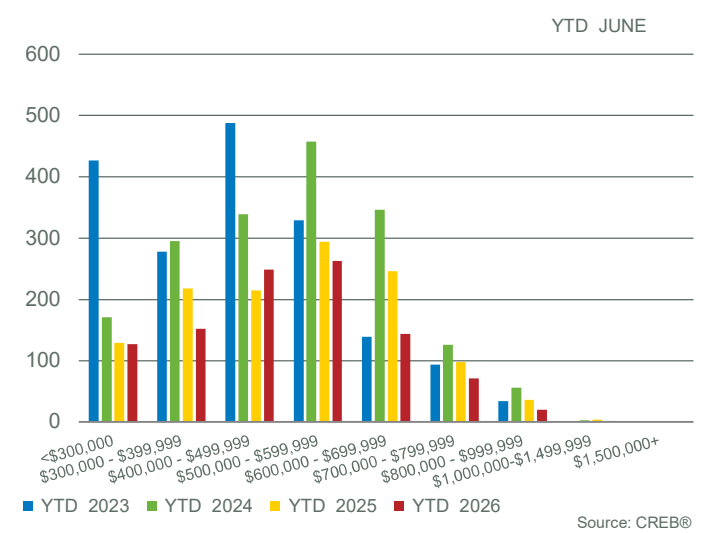


NORTHEAST

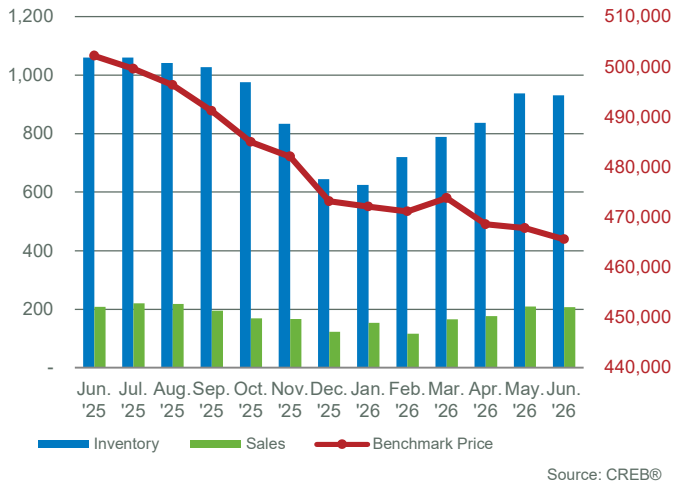
NORTHEAST TOTAL SALES



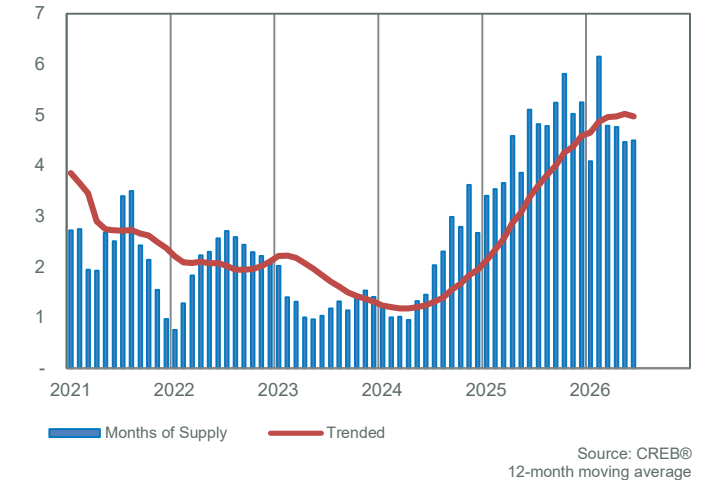
NORTHEAST TOTAL SALES BY PRICE RANGE



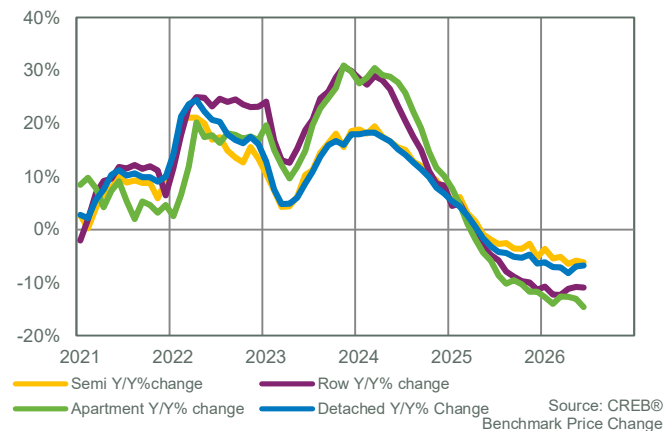
NORTHEAST INVENTORY AND SALES



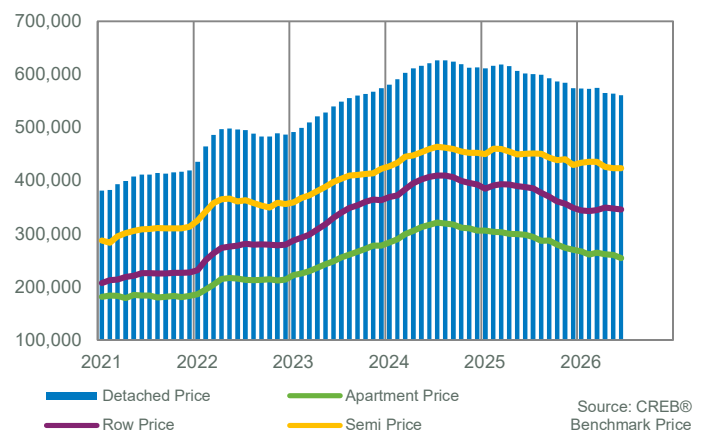
NORTHEAST MONTHS OF INVENTORY



NORTHEAST PRICE CHANGE

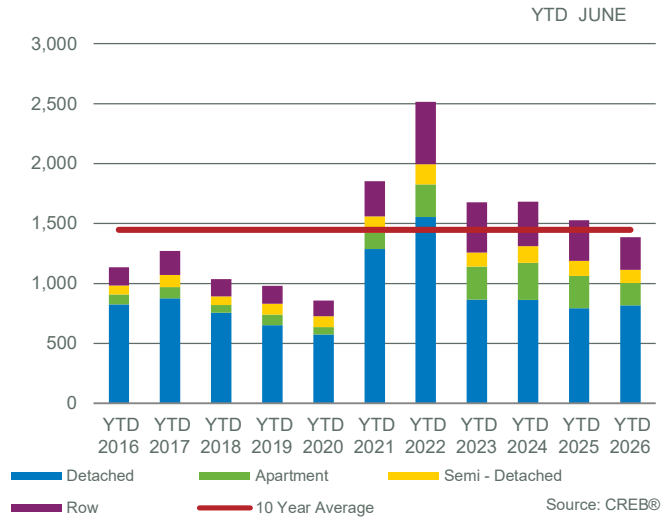


NORTHEAST PRICES

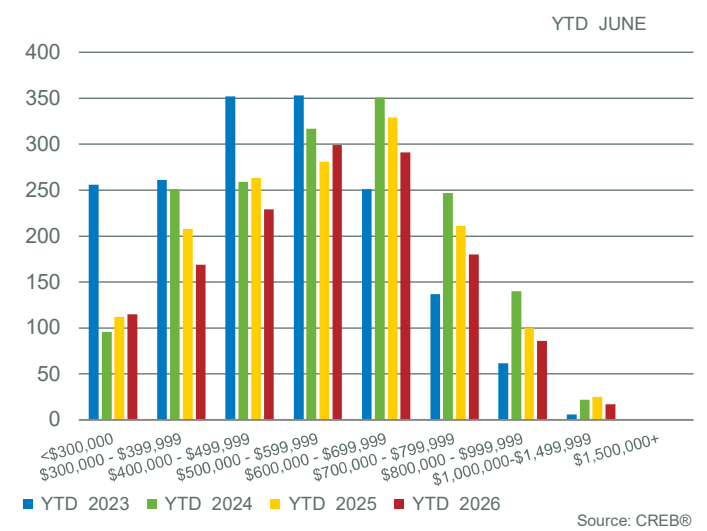


NORTH

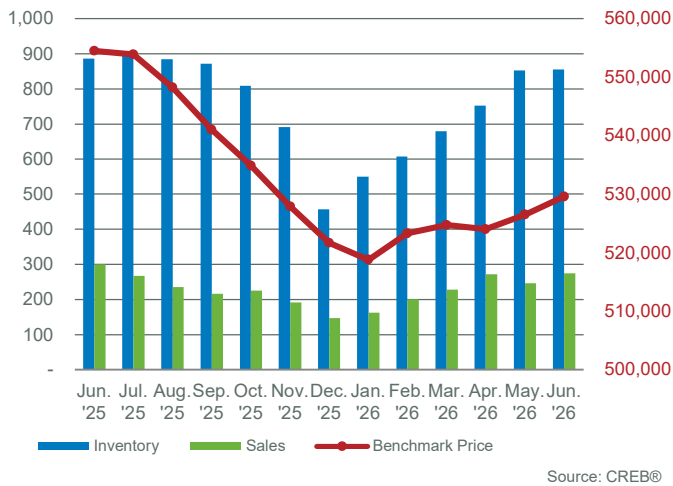
NORTH TOTAL SALES



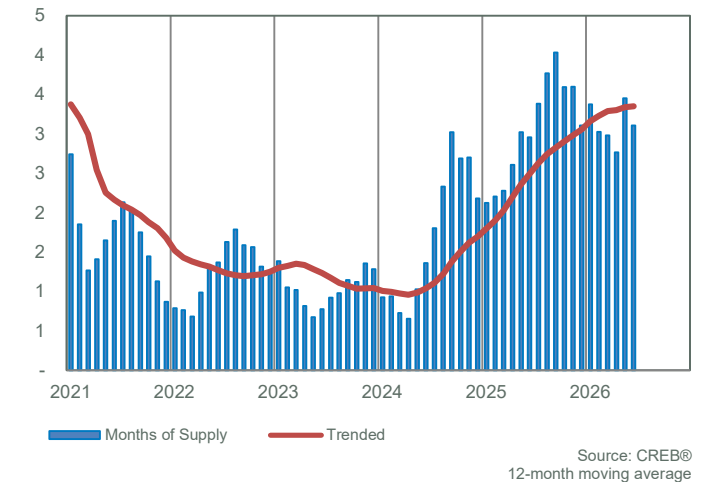
NORTH TOTAL SALES BY PRICE RANGE



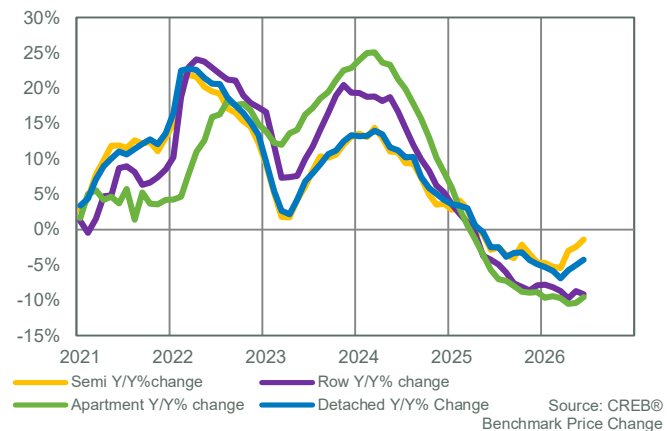
NORTH INVENTORY AND SALES



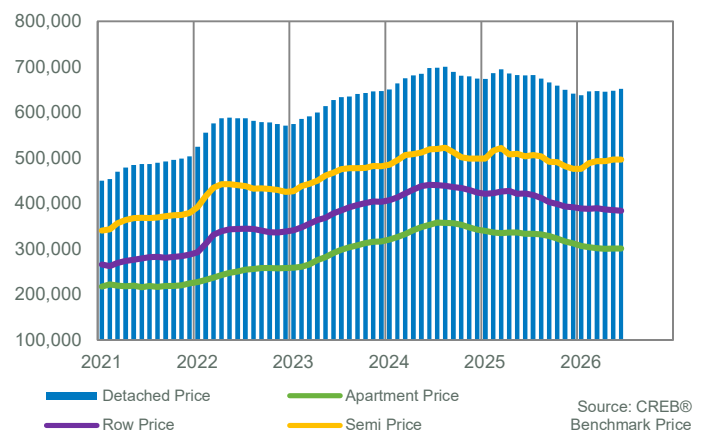
NORTH MONTHS OF INVENTORY



NORTH PRICE CHANGE

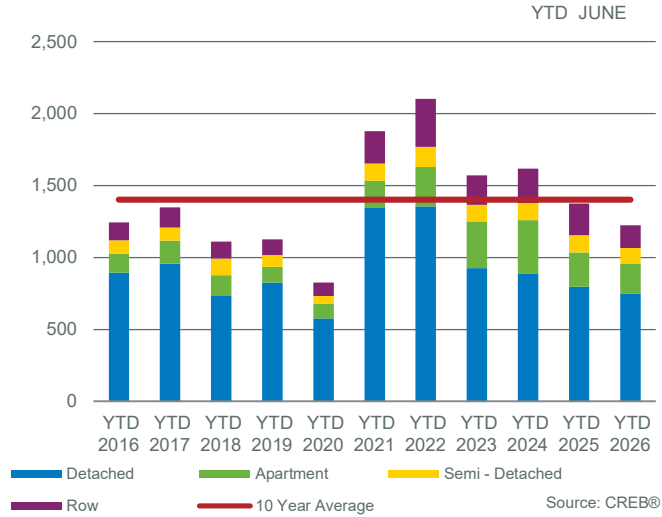


NORTH PRICES

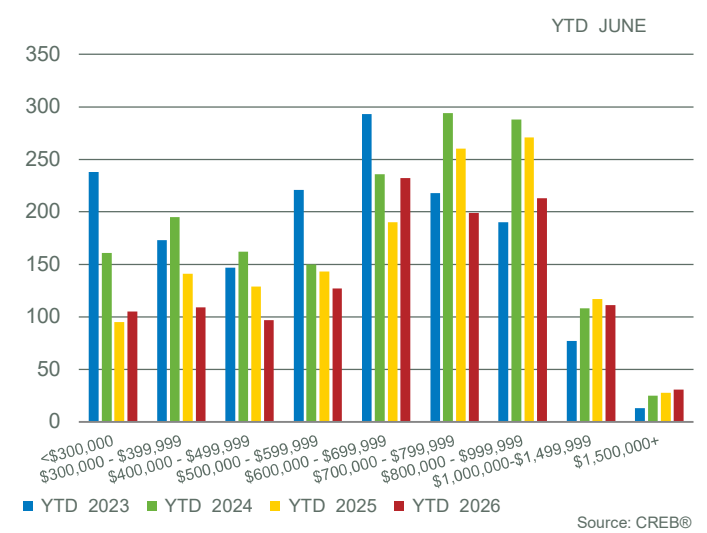


NORTHWEST

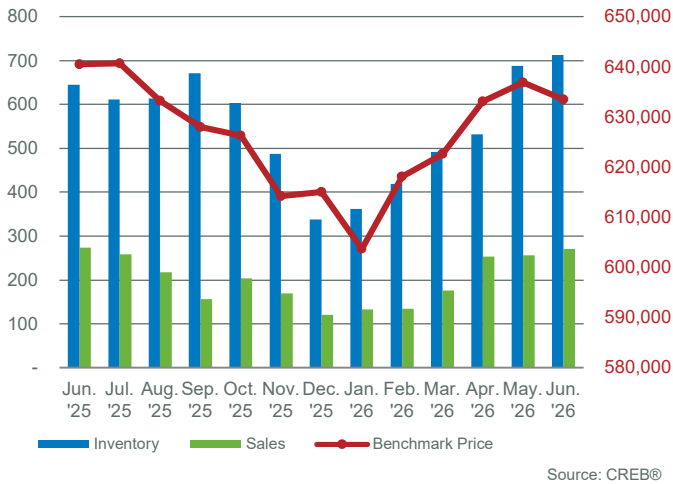
NORTHWEST TOTAL SALES



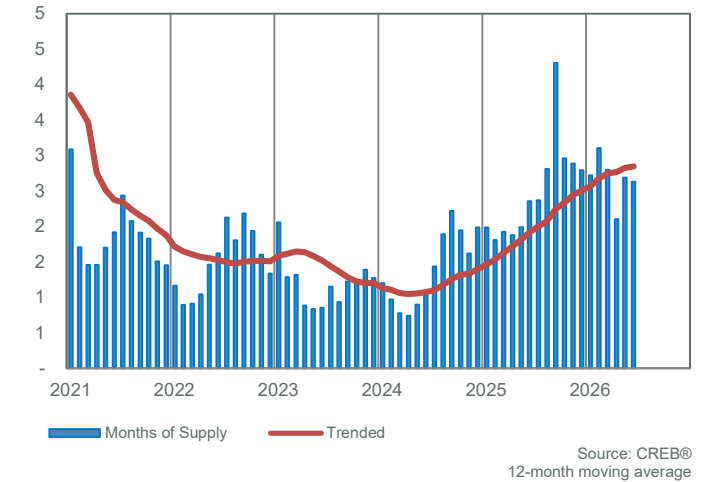
NORTHWEST TOTAL SALES BY PRICE RANGE



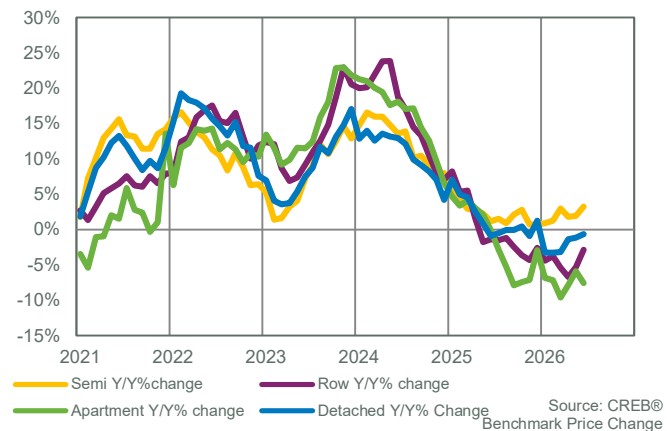
NORTHWEST INVENTORY AND SALES



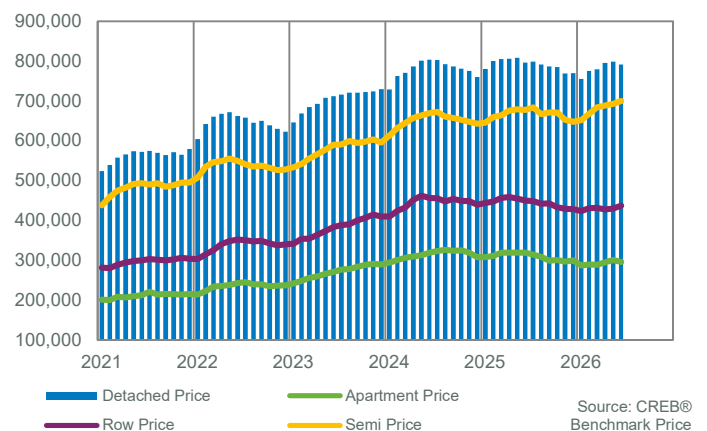
NORTHWEST MONTHS OF INVENTORY



NORTHWEST PRICE CHANGE

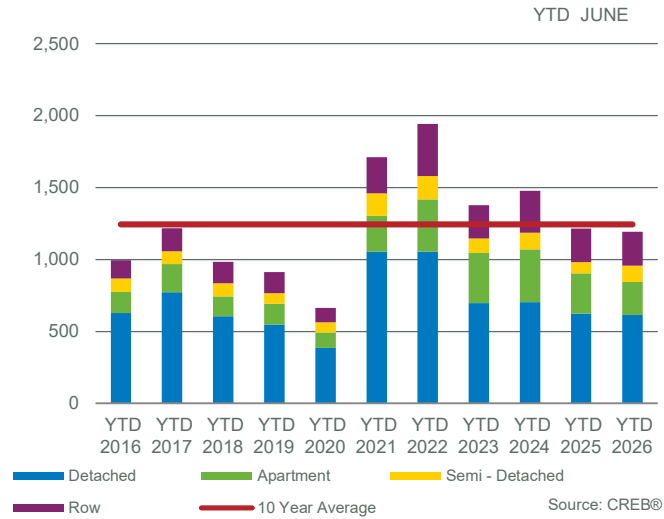


NORTHWEST PRICES

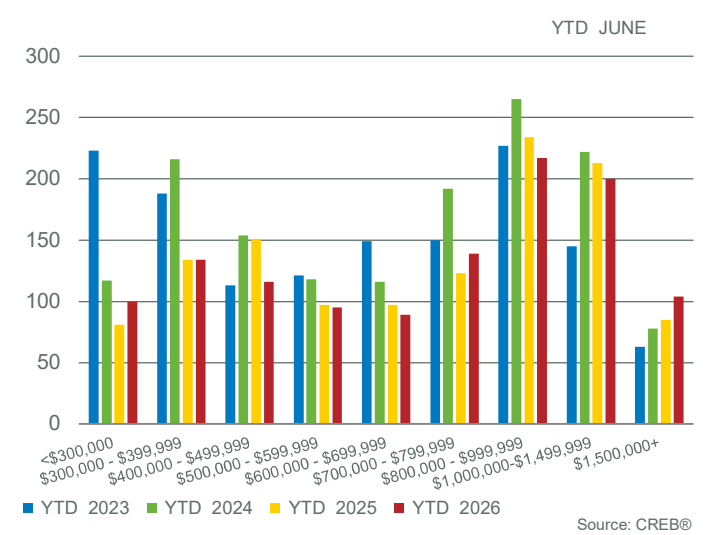


WEST

WEST TOTAL SALES



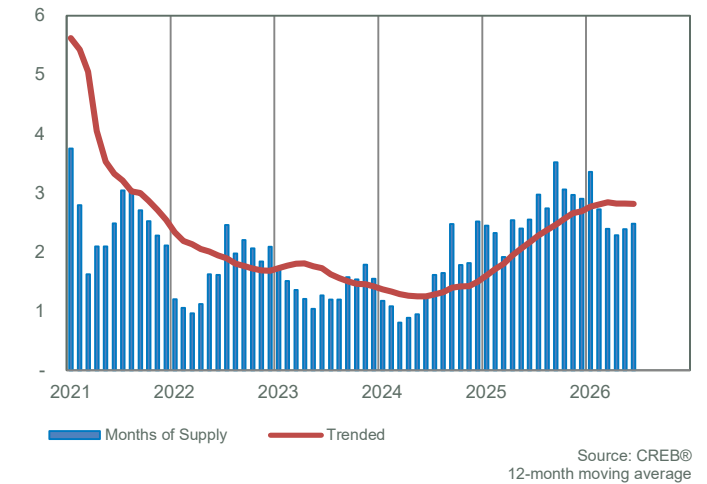
WEST TOTAL SALES BY PRICE RANGE



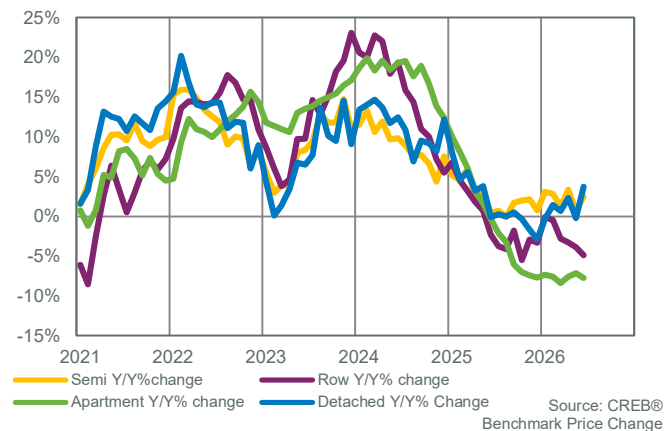
WEST INVENTORY AND SALES



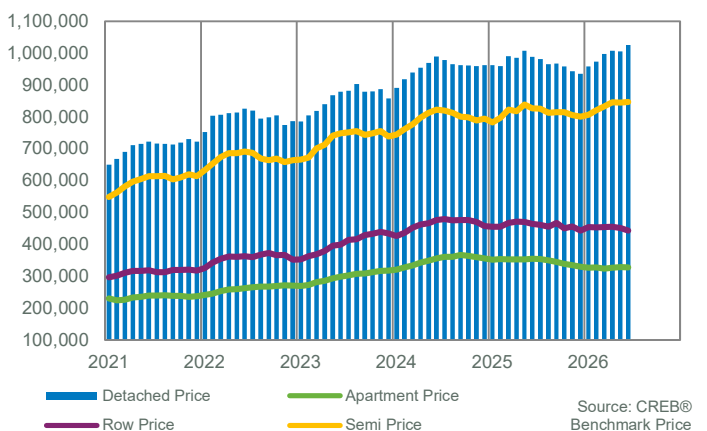
WEST MONTHS OF INVENTORY



WEST PRICE CHANGE

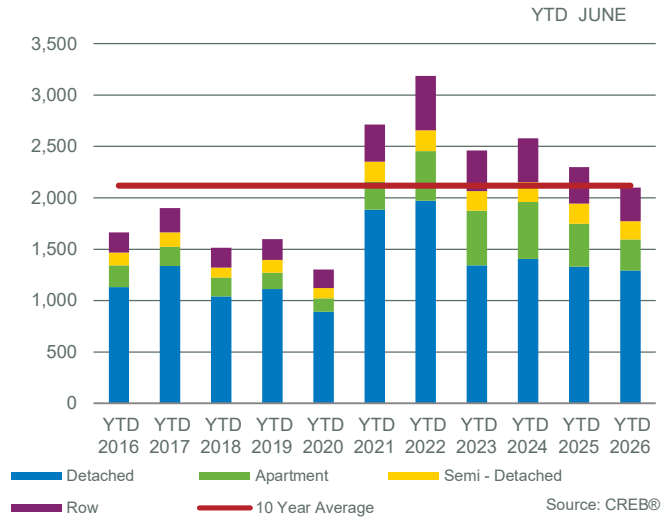


WEST PRICES

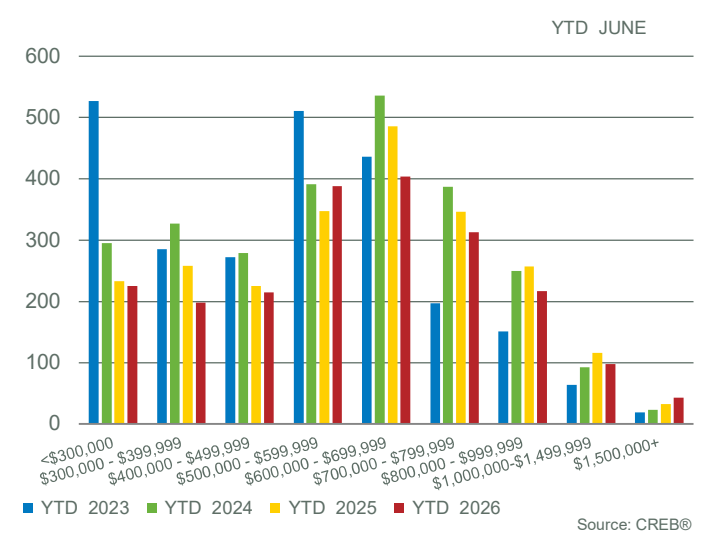


SOUTH

SOUTH TOTAL SALES



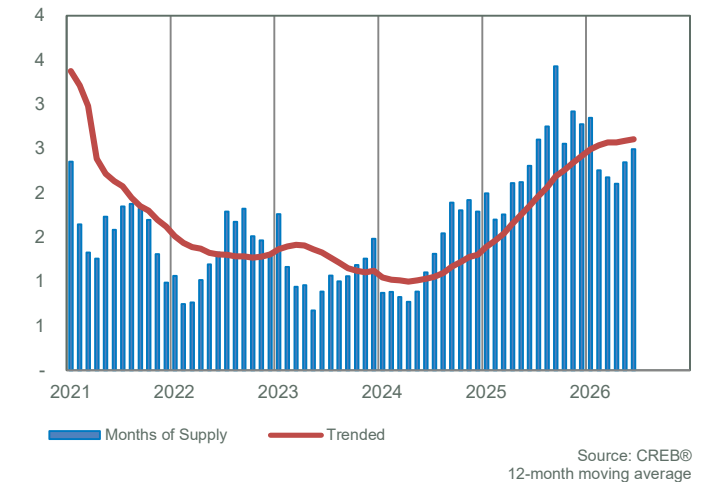
SOUTH TOTAL SALES BY PRICE RANGE



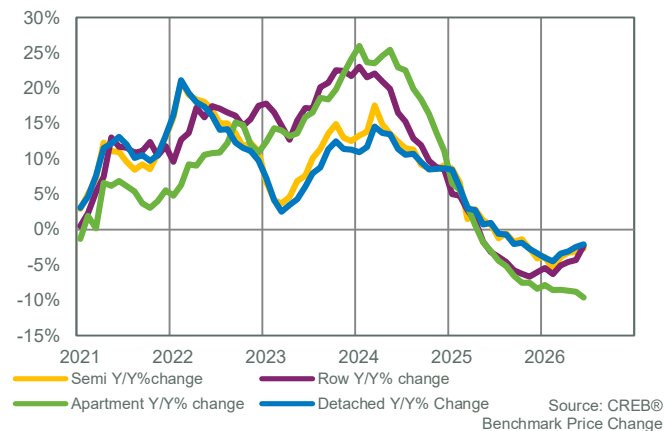
SOUTH INVENTORY AND SALES



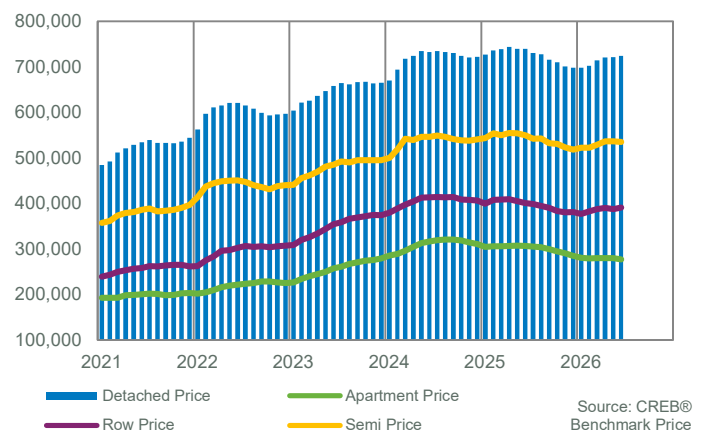
SOUTH MONTHS OF INVENTORY



SOUTH PRICE CHANGE

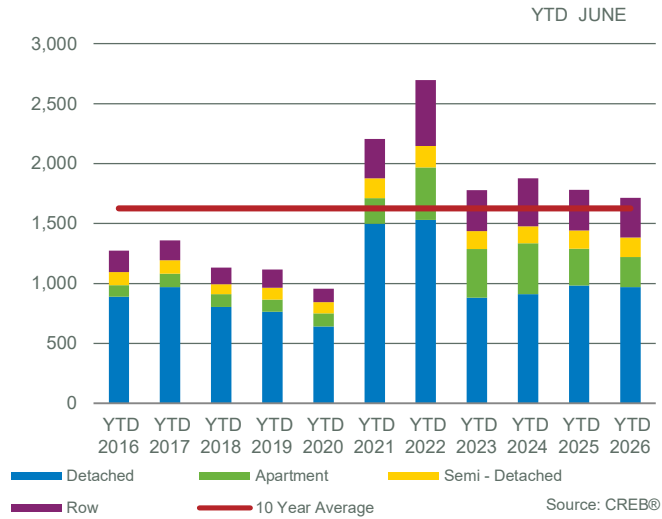


SOUTH PRICES

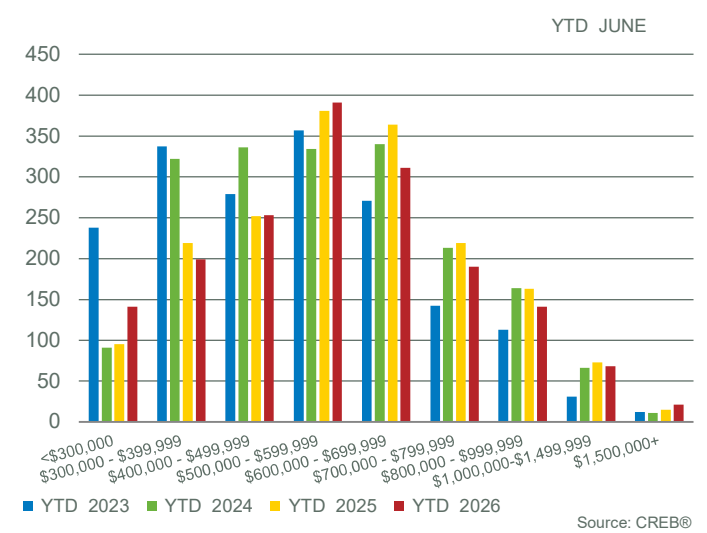


SOUTHEAST

SOUTHEAST TOTAL SALES



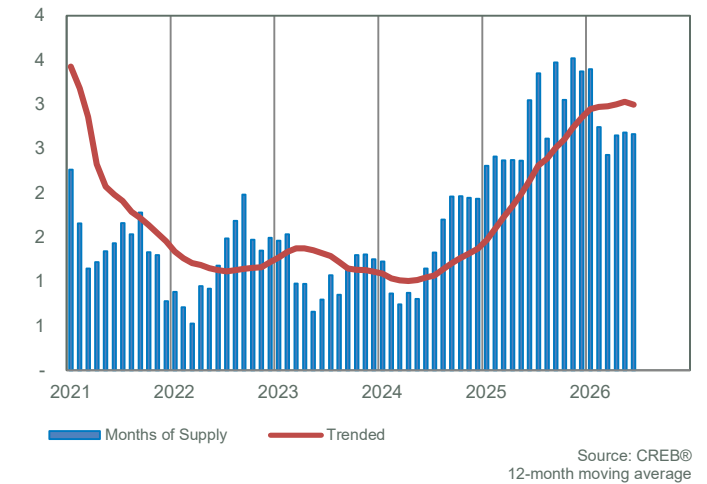
SOUTHEAST TOTAL SALES BY PRICE RANGE



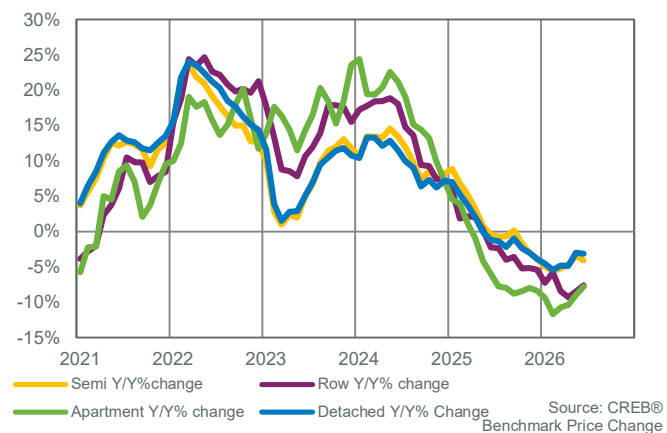
SOUTHEAST INVENTORY AND SALES



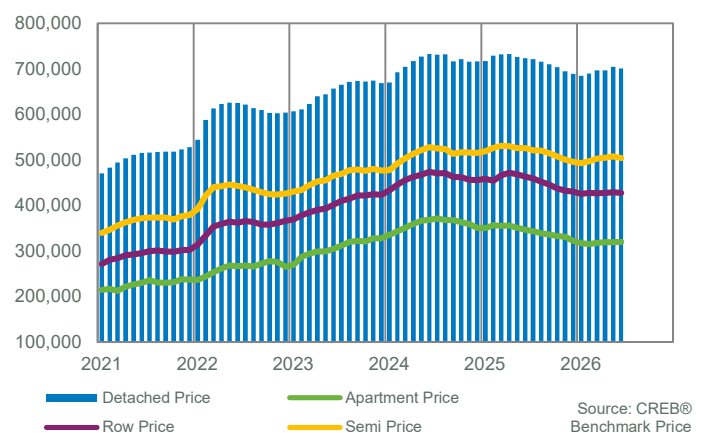
SOUTHEAST MONTHS OF INVENTORY



SOUTHEAST PRICE CHANGE

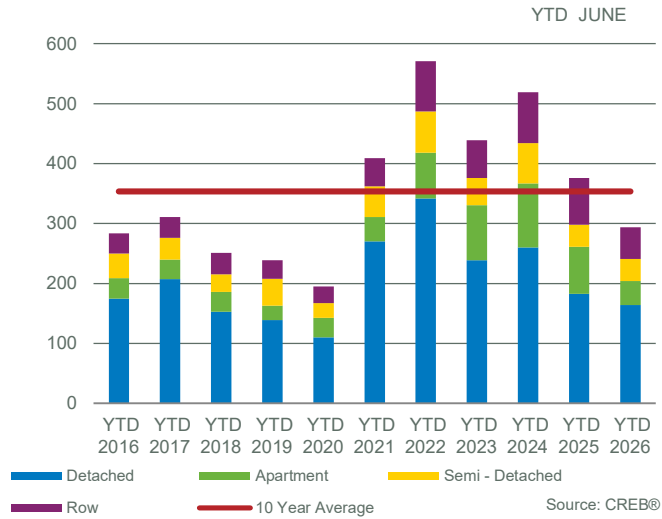


SOUTHEAST PRICES

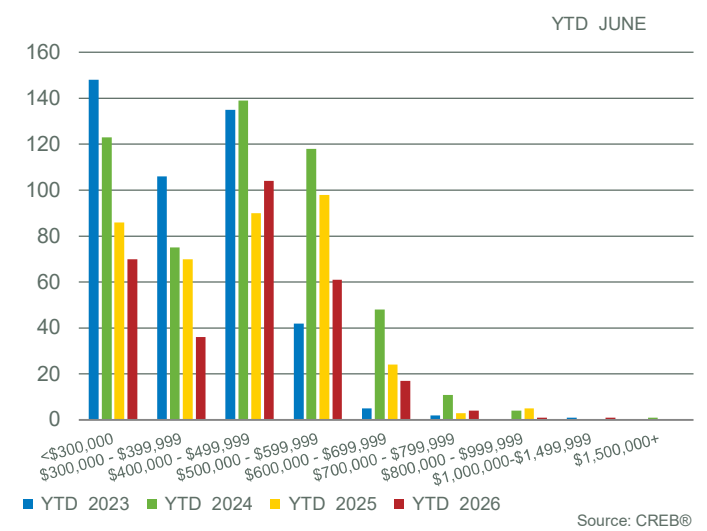


EAST

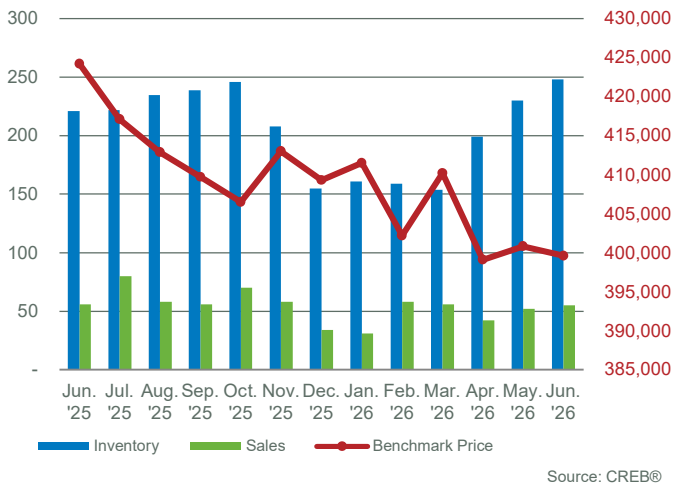
EAST TOTAL SALES



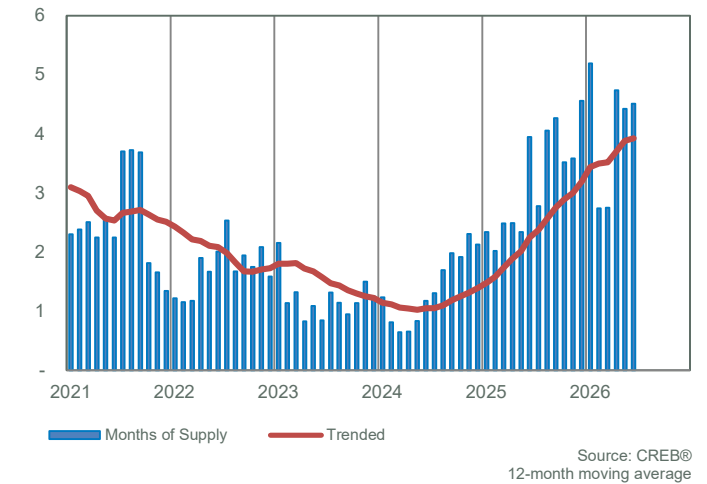
EAST TOTAL SALES BY PRICE RANGE



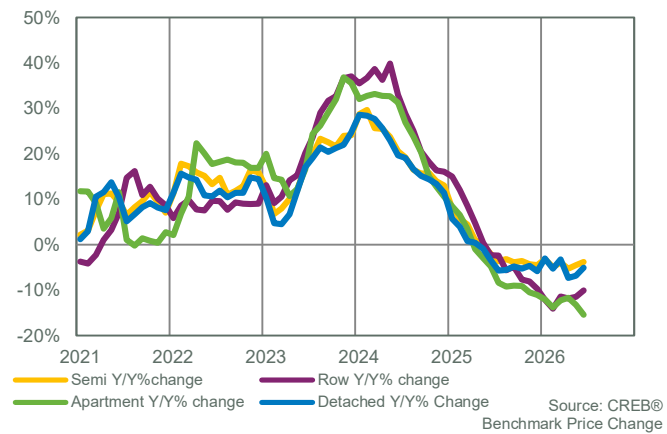
EAST INVENTORY AND SALES



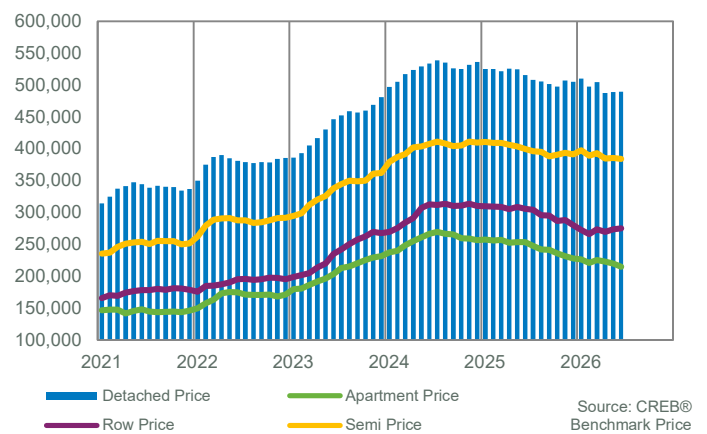
EAST MONTHS OF INVENTORY

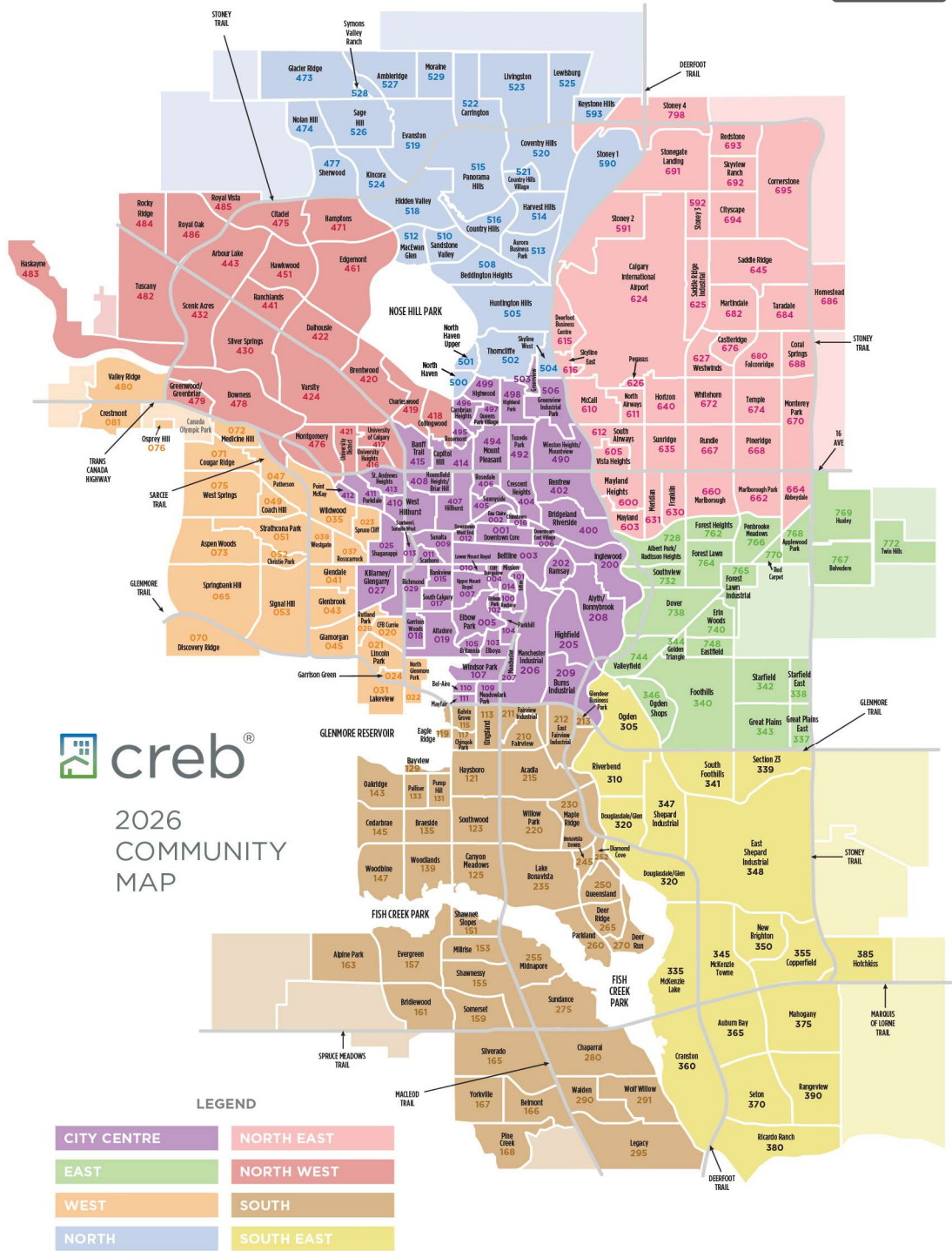


EAST PRICE CHANGE



EAST PRICES





DEFINITIONS

- Benchmark Price** - Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.
- MLS® Home Price Index** - Changes in home prices by comparing current price levels relative to January 2005 price level.
- Absorption Rate** - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.
- Months of Supply** - Refers to the ratio between Inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.
- Detached** - A unit that is not attached to any other unit.
- Semi-detached** - A single dwelling built as one of a pair that share one common wall.
- Row** - A single dwelling attached to each other by a common wall with more than two properties in the complex.
- Attached** - Both row and semi-detached properties.
- Apartment** - A unit within a high rise or low rise condominium building with access through an interior hallway.
- Total Residential** - Includes detached, attached and apartment style properties.
- Exclusions** - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

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